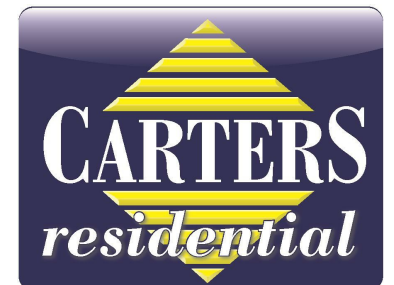




Eston Court, Bradville, MK13 7DF



10 Eston Court
Bradville
Milton Keynes
MK13 7DF

£395,000

A large, extended, 4 bedroom semi detached house with garage, driveway and attractive views over allotments to the rear and a green to the front.

The property has spacious accommodation, around 1371 ft.² including the garage, set over two floors comprising: an entrance hall, living room, dining room, conservatory extension, extended kitchen, lobby and cloakroom. On the first floor there are 4 bedrooms (3 double) to include the master bedroom with an ensuite shower room plus a family shower room. The property has gardens to the front, a good size garden to the rear with attractive views over allotments and view over a green to the front. The house was built in 1975 and extended around 1984.

Local shops are within comfortable walking distance along with a canal-side pub. The railway stations at both Central Milton Keynes and Wolverton are short drive or cycle away.

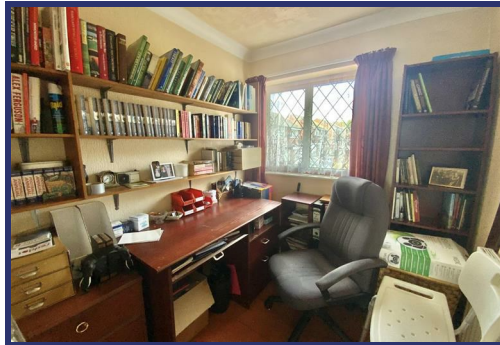
The property is offered for sale with no onward chain and early viewing is recommended.

- Extended Semi Detached House
- 4 Bedrooms (3 Double)
- 2 Shower Rooms + Cloak Room
- 2 Reception Rooms
- Conservatory
- Extended Kitchen
- Attractive Views to Both Front & Rear
- NO ONWARD CHAIN





Carters can arrange for you to view this property 7 days a week



Ground Floor

A front door opens to the extended entrance hall with stairs to the first floor and the door to the living room.

The living room has a window to the front, feature fireplace with gas coal effect fire and surround and door to the dining room. (Note this room has an electric heater and gas fire - no radiator).

The dining room has sliding patio doors opening to the conservatory and door to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops and sink unit. Integrated gas hob, extractor hood, double oven and freestanding appliances which can remain to include a washing machine, dishwasher and fridge. Windows and door to the rear garden and a door to the rear lobby.

A lobby has a door to the garage and cloakroom. The cloakroom has a suite comprising WC and wash basin.

The conservatory is of brick and UPVC double glazed construction with patio doors opening to the garden.

First Floor

The landing has access to the loft, a storage cupboard, airing cupboard housing the gas central heating boiler and doors to all rooms.

Bedroom 1 is a double bedroom with a window overlooking the green to the front, built-in wardrobes and an en-suite shower. The en-suite shower room has a modern suite comprising WC, wash basin and shower shower cubicle. Fully tiled walls and two windows to the rear.

Bedroom 2 is a double bedroom to the front with built in double wardrobe, and views over the green to the front.

Bedroom 3 is a double bedroom located to the rear with a built-in single wardrobe.

Bedroom 4 is a single bedroom located to the front.

The family shower room has a suite comprising WC, wash basin and shower shower cubicle. Tiled walls and window to the rear.

Outside

The front garden has a tarmac and paved driveway

and gravel with some stock beds.

The rear garden is laid with a patio, lawn and established beds and borders. Enclosed by fencing with an open outlook- backing onto the allotments.

Garage

Single garage with up and over door, access door to the house. Power and light.

Heating

The property has gas to radiator central heating - the living room has a gas fire and electric heater.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

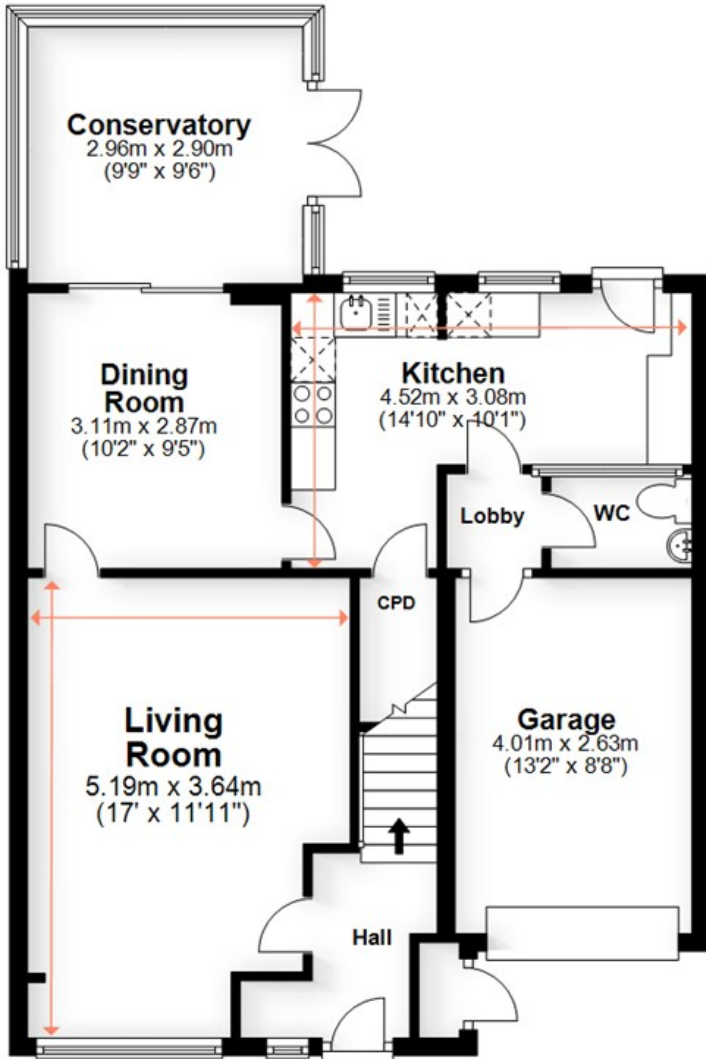
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





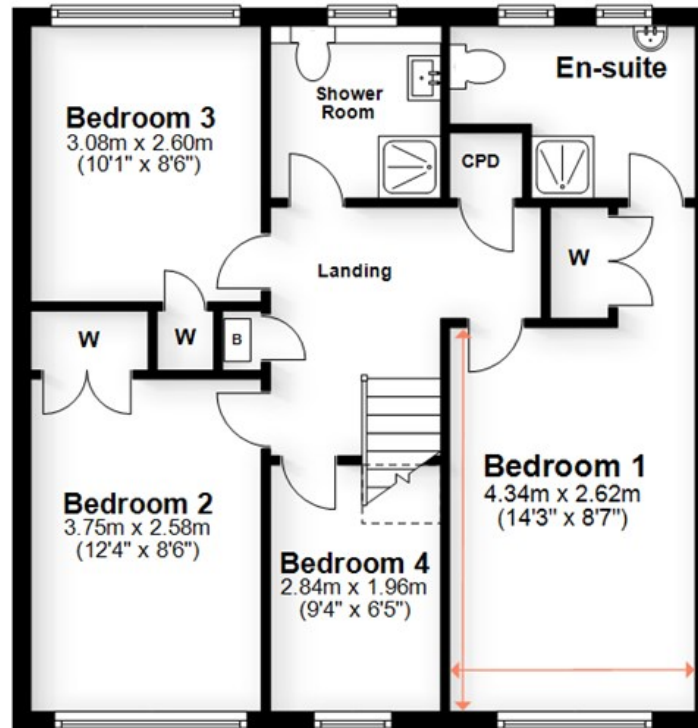
Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



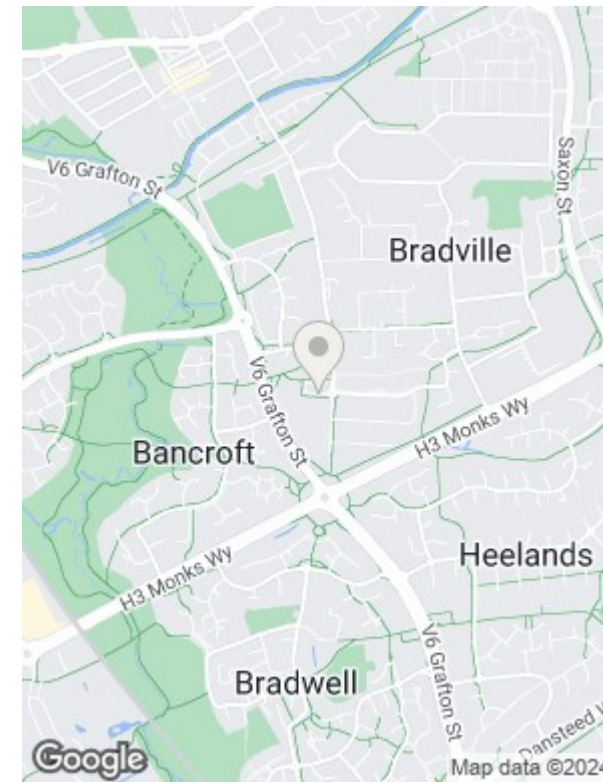
First Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



Total area: approx. 127.4 sq. metres (1371.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

