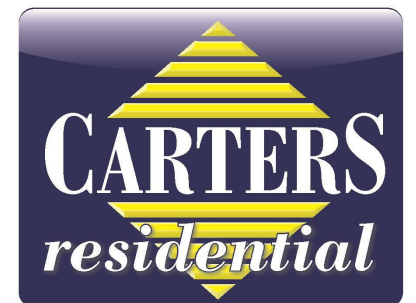




Eelbrook Avenue, Bradwell Common, MK13 8RA





48 Eelbrook Avenue  
Bradwell Common  
Milton Keynes  
MK13 8RA

**£340,000**

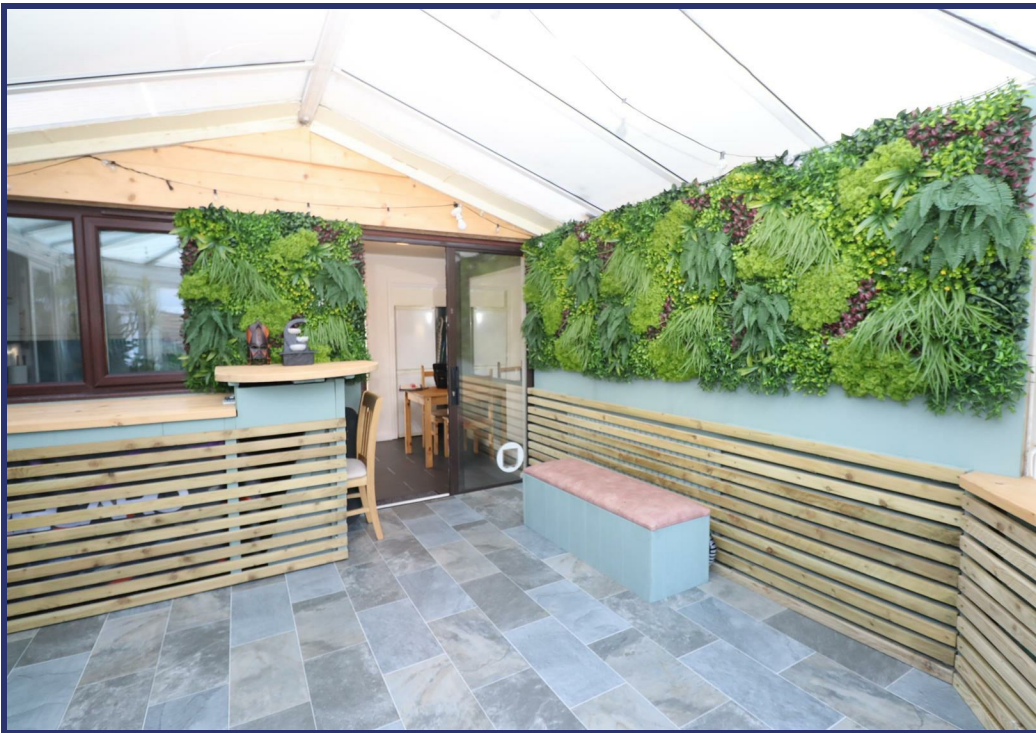
**Carters are pleased to offer for sale this three bedroom semi detached home in the popular area of Bradwell Common. The property offers easy access into the city centre and its amenities as well as in walking distance to the mainline railway station.**

The accommodation comprises, entrance hall, lounge, dining area, kitchen, and conservatory. The first floor has three bedrooms and a re-fitted bathroom. To the outside, there are front & rear gardens, plus a driveway, attached garage and a carport.

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN & DINING AREA
- CONSERVATORY
- GAS TO RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE & CARPORT







### Ground Floor

The property is entered via a part glazed front door into the entrance hall. Stairs to the first floor landing. Door to the lounge.

The lounge has a UPVC double glazed window to the front aspect. Door to the dining area with an understairs storage cupboard, patio doors leading to the conservatory and walk-in to the kitchen.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset circular sink/drain. Built-in five ring gas hob with extractor hood over. Electric oven, Integrated dishwasher. Plumbing for washing machine. UPVC double glazed window to rear aspect.

The conservatory is of UPVC double glazed construction and has a door leading to the rear garden and double glazed French doors leading to the covered carport.

### First Floor Landing

Doors to all rooms. Airing cupboard housing the hot water tank. Access to a part boarded loft with light connected.

Bedroom one has a built-in wardrobe and recess storage above the stair bulkhead. UPVC double glazed window to front aspect. Bedrooms two and three are located to the rear of the property with UPVC double glazed windows overlooking the rear garden.

The bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with shower over. Heated towel rail. Obscure UPVC double glazed window to the side aspect.

### Exterior

The front garden is laid to lawn with a path leading to the front door. A block paved driveway leads to the single detached garage with an electric roller-shutter front door. Power and light connected. Wall mounted gas combination boiler. Further electric roller-shutter door opening to the covered carport which has power and light connected, access to the rear garden.

The rear garden has a paved patio area and a small area of lawn.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band C.

### Location - Bradwell Common

Bradwell Common is conveniently located for excellent access into Milton Keynes town centre and is within walking distance. Centre. MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area which in particular is within walking distance of Bradwell Common. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is within a short walk making this an ideal location for commuters. Direct journey times to London takes approximately 32 minutes (Fast train).

### 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.

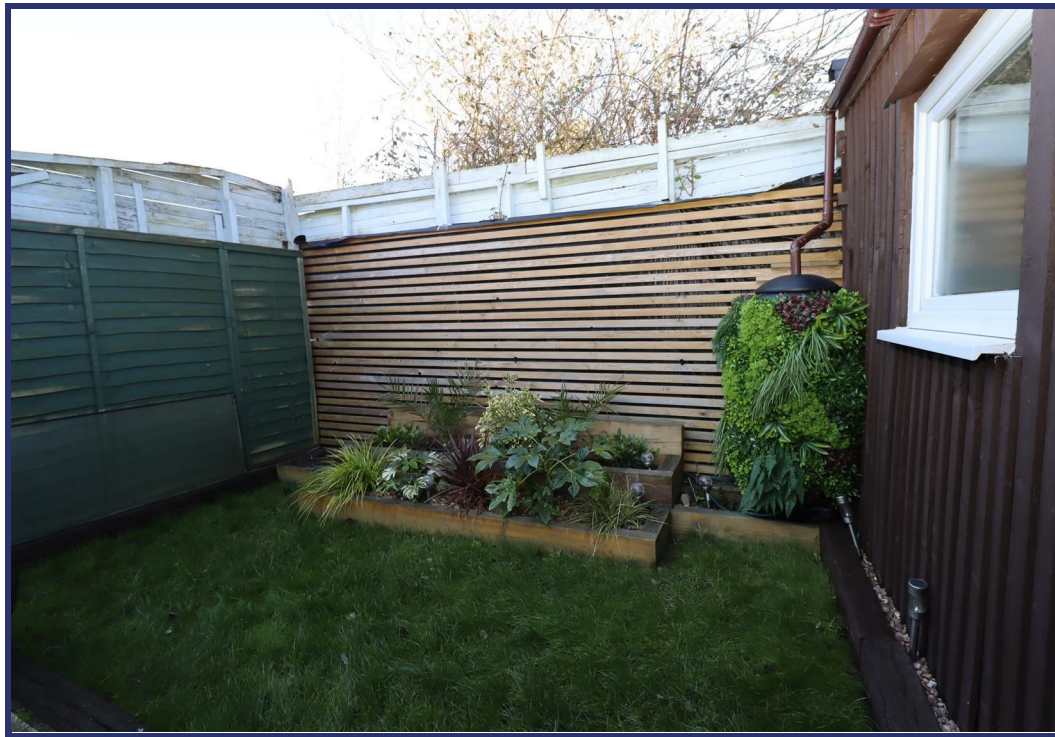
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.

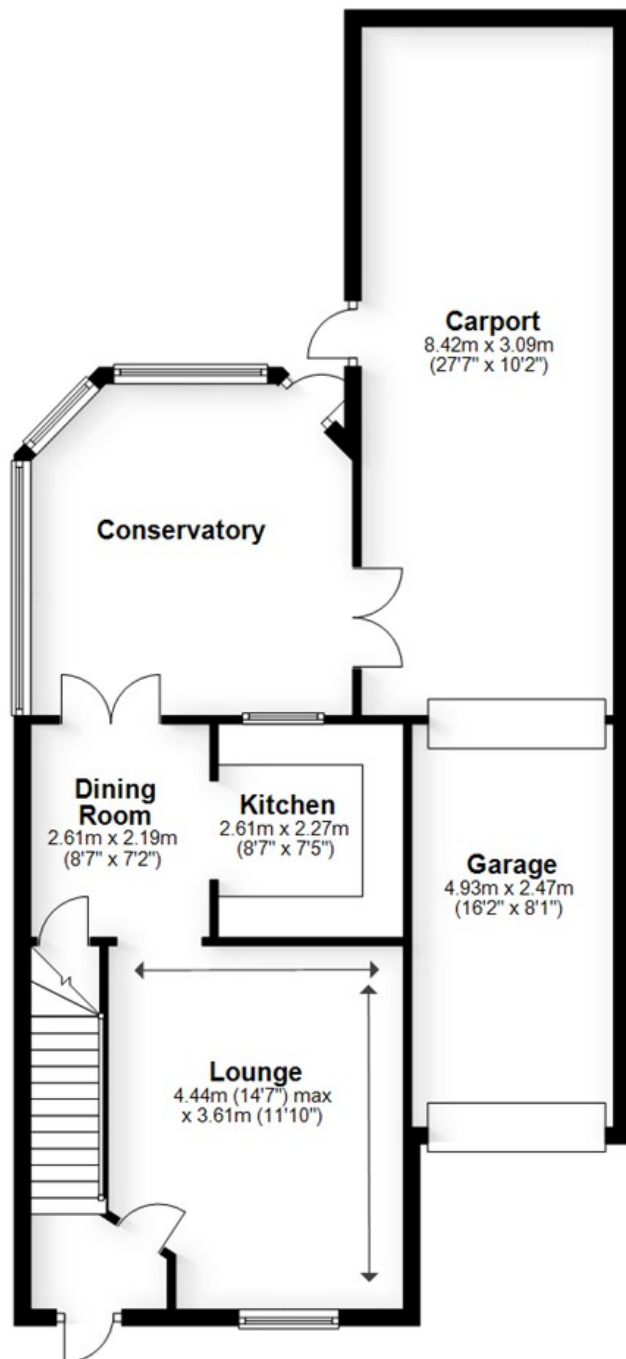






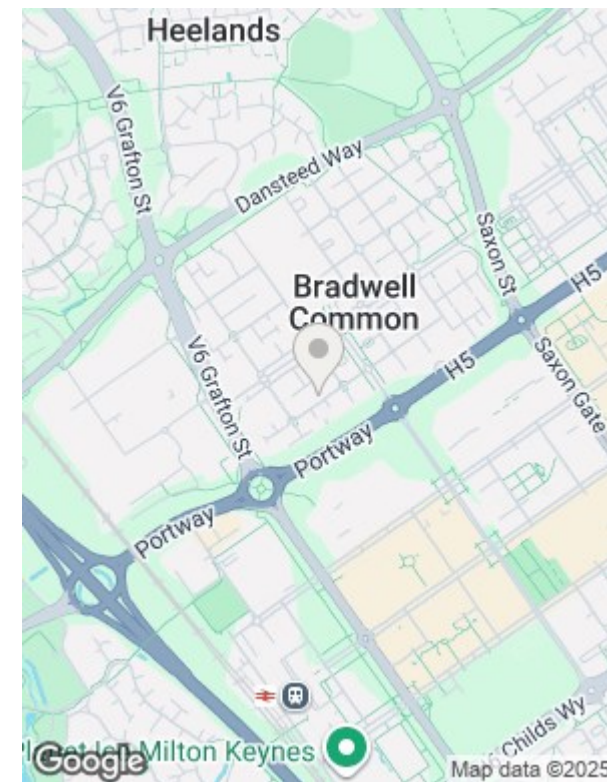
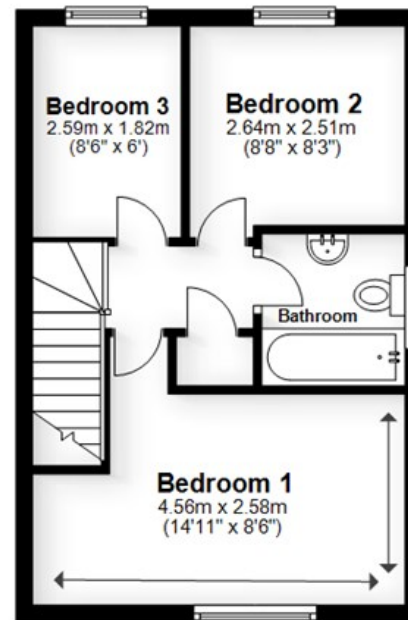


## Ground Floor



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.

## First Floor



## Viewing Arrangements

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

- 01908 561010
- miltonkeynes@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		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

