



Martingale Place, Milton Keynes, MK14 7QN



**56 Martingale Place
Downs Barn
Milton Keynes
Buckinghamshire
MK14 7QN**

£230,000

Carters are pleased to offer for sale this one bedroom bungalow situated in the central location of Downs Barn, which benefits from a generous wrap around garden and allocated off road parking.

The accommodation comprises, entrance hall, lounge, kitchen, conservatory, double bedroom and a bathroom.

To the exterior, there is an allocated off road parking space for one vehicle to the front. The rear garden is mature, of generous size and extends to two sides of the bungalow.

- ONE BEDROOM BUNGALOW
- LOUNGE
- KITCHEN
- DOUBLE BEDROOM
- CONSERVATORY
- GAS TO RADIATOR CENTRAL HEATING WITH RE-FITTED BOILER
- ALLOCATED OFF ROAD PARKING FOR ONE VEHICLE
- CENTRAL LOCATION





Accommodation

Covered storm porch with security light, and cupboard housing bin storage & service meters. The property is entered via a part glazed front door into the entrance hall. Linen cupboard. Doors off to all rooms.

The lounge has a window to the rear aspect. Gas fire. TV point & telephone point. Sliding double glazed patio doors open onto the conservatory. Walk into the kitchen which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven, four ring electric hob and extractor fan. Plumbing for washing machine (washing machine & fridge can be included). Wall mounted gas central heating boiler. Window to the rear aspect.

The conservatory is of brick and UPVC construction and gives access to the rear garden.

The bedroom is of double size and has a window to the rear aspect and a range of fitted wardrobes to two walls.

The bathroom has a suite comprising low level w.c., pedestal mounted wash hand basin and a panel bath. Obscure glazed window to front aspect.

Exterior

A path leads to the front door. Allocated off-road parking for one vehicle. Set on a corner plot, the rear garden extends to two sides of the bungalow. Enclosed by timber and gated fencing, laid to lawn with plant beds and borders plus 4 x fruit trees and a small wildlife pond.

Location - Downs Barn

Short walking distance to popular MK Shopping Centre and Theatre District. Waitrose and Sainsburys nearest supermarkets. Grand Union canal and Willen Lake nearby. Church, Convenience store and Public House on Downs Barn Boulevard and Local bus service to Newport Pagnell and City Centre. Downs Barn Junior School and children's

nursery and children's play area/park. Nearby Neath Hill, provides a Garage, Co-op, Indian, Chinese & fish and chip take-aways, Health Centre, Pharmacy, Hairdresser, Dry cleaner.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band B.

Note for Purchasers

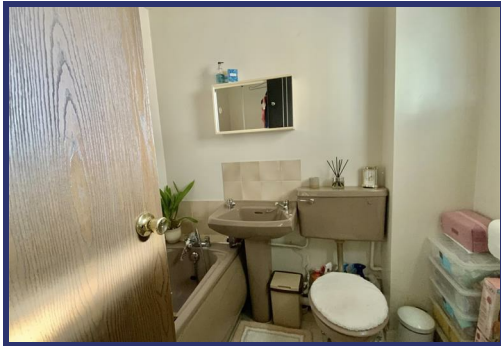
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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

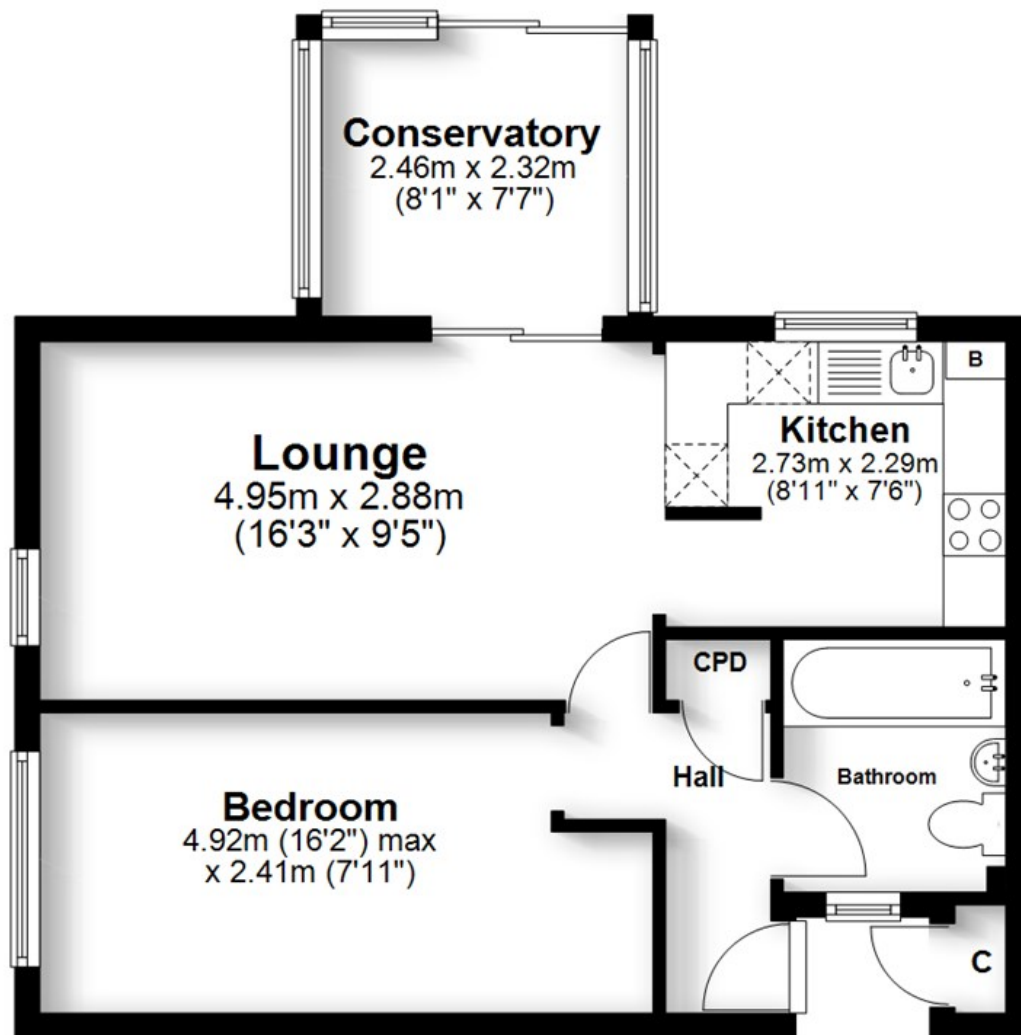
Disclaimer

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

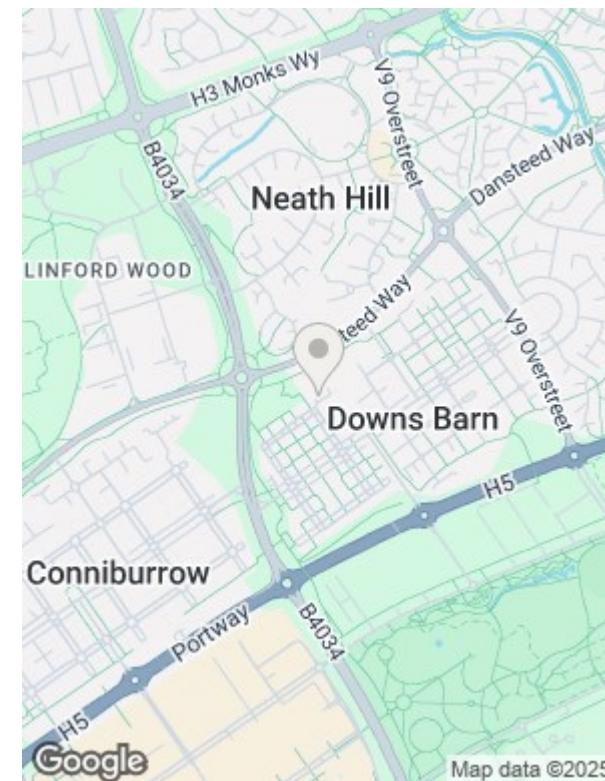
Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 48.3 sq. metres (520.3 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

