



Harwood Street, New Bradwell, MK13 0EH





**3 Harwood Street  
New Bradwell  
Milton Keynes  
MK13 0EH**

**£275,000**

**A large, extended, 2 bedroom Victorian house with a canal side location and large rear gardens- within walking distance of Wolverton railway station with frequent services to London Euston, Milton Keynes Central, and Birmingham International and Birmingham New Street and beyond.**

The property has had a large two story rear extension and offers accommodation set on two floors comprising; an entrance hall, living room, separate dining room and an extended kitchen. On the first floor there are 2 double bedrooms (one extending to 21ft!) and a bathroom. Outside the property has a large rear garden which backs directly onto the Grand Union Canal towpath, giving access to miles of canal-side walks.

The property is located just a short walk to a canal-side dining pub, many shops, school and a comfortable walk to Wolverton railway station.

- Canalside Location
- Extended Victorian House
- 2 Double Bedrooms
- 2 Reception Rooms
- Extended Kitchen
- Large Rear Garden Backing on to Canal
- Walk to the Station, Shops & School
- CHAIN FREE SALE







### Ground Floor

The front door opens to an entrance hall which has doors to all rooms.

The front living room has a window to the front.

The rear living room/ dining room has a feature fireplace, under stairs cupboard and is an open to the kitchen.

The kitchen has units to floor and wall levels with worktops, an integrated electric oven, electric hob and extractor hood. Space for other appliances, tiled floor and a breakfast bar. French doors open to the rear garden.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front. Built in cupboard.

Bedroom 2 is a large bedroom which has been extended to the rear, extending to 21ft in length, with a window overlooking the rear garden and to top of mature trees and the canal.

The bathroom has a suite comprising WC, wash basin and bath with shower over. Window to the rear.

### Outside

The long rear garden has a paved patio with steps up to a further patio and the remainder is laid to lawn and enclosed by fencing with a private gate opening directly onto the canal tow path giving access to miles of countryside walks and just a minute walk to a canal-side pub.

### Heating

The property has gas to radiator central heating.

### Windows

The property has replacement UPVC double glazed windows around 2 years ago.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: B

### Location - New Bradwell

New Bradwell is a small town of mainly Victorian and Edwardian buildings located on the Northern fringe of Milton Keynes. Most homes in New Bradwell are located within a short walk of the small High Street with an assortment of shops and food establishments for all of your day to day needs. The grand union canal runs to the southern edge and the north is bordered by miles of Buckinghamshire countryside with attractive walks, some along the riverside. The main line rail station in Wolverton to London (Euston) and the North is located just 10 minutes walk (approximate) from the western end of New Bradwell.

### Note for Purchasers

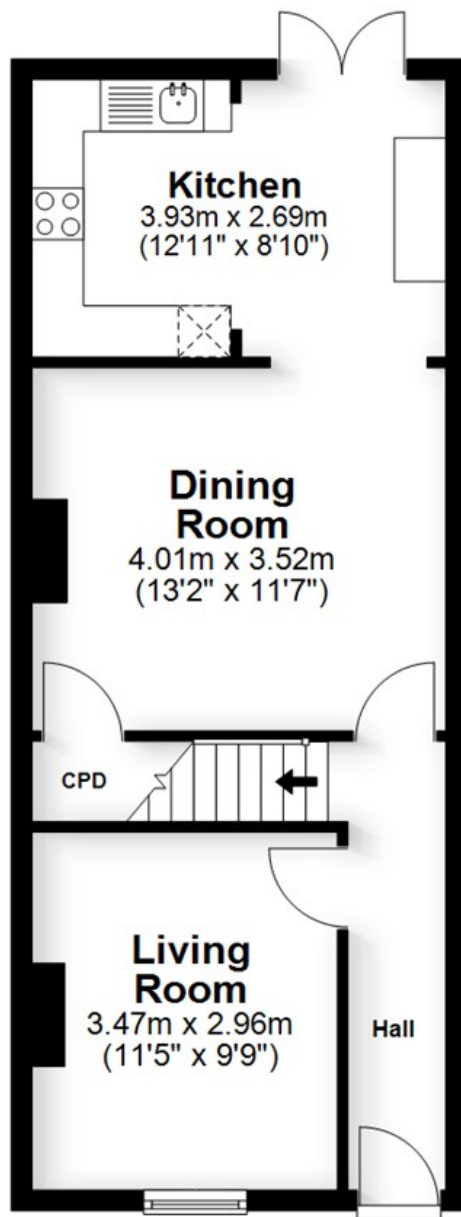
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

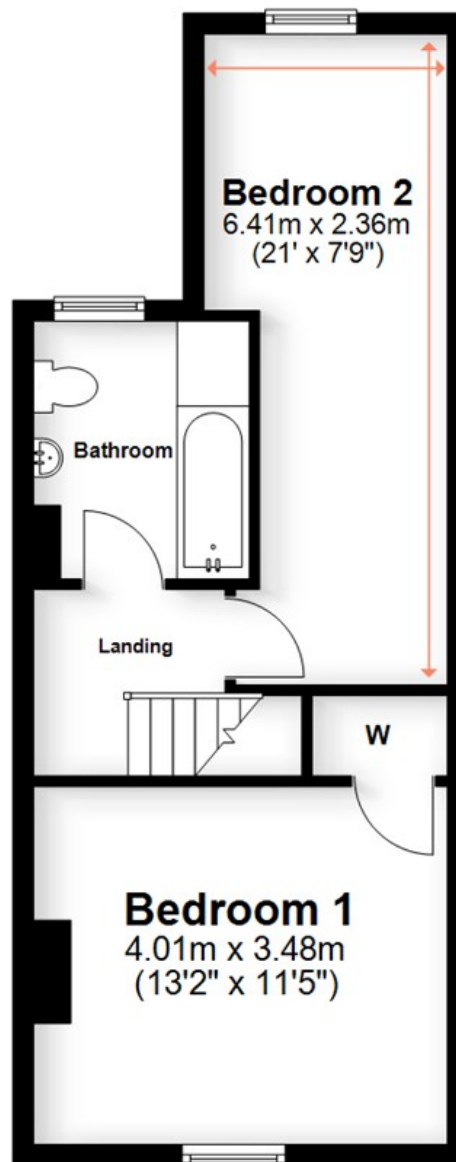
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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

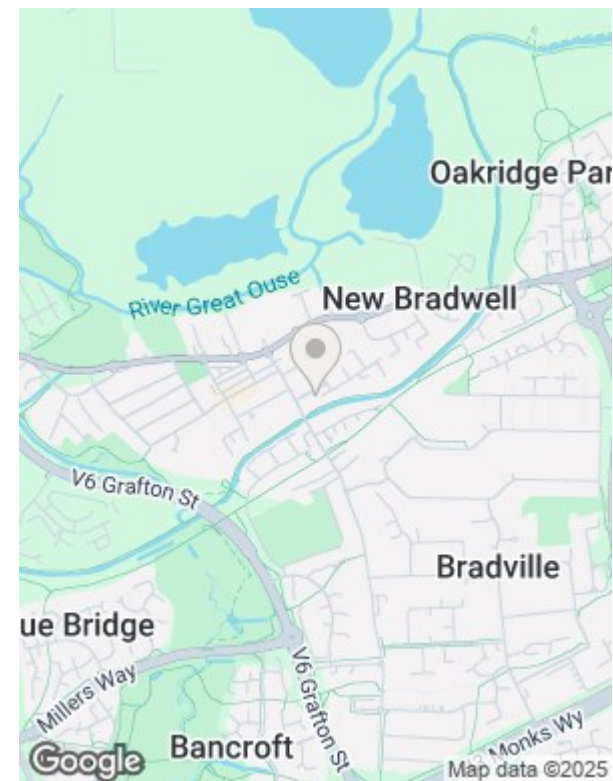


## First Floor



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.



## Viewing Arrangements

By appointment only via Carters.

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		65
(21-38) F		
(1-20) G		65
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

