



Minton Close, Milton Keynes, MK14 5JB



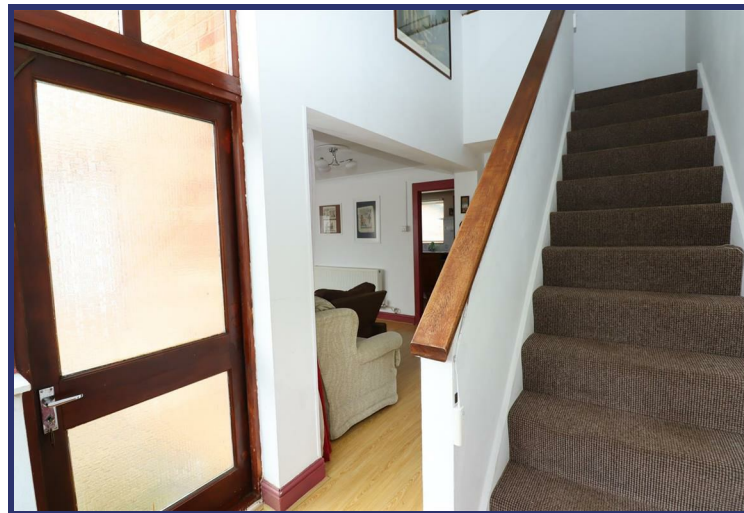
**54 Minton Close
Blakelands
Milton Keynes
MK14 5JB**

£124,000

A fantastic opportunity to acquire this rarely available four bedroom detached family home which is available as 30% shared ownership. Situated in the popular area of Blakelands, this property gives good access to Newport Pagnell and M1 (Junction 14).

The property has accommodation set on two floors, comprising, downstairs cloakroom, lounge, kitchen/diner. On the first floor there are four bedrooms (one currently being used as a laundry/utility room) and a family bathroom. There are front and rear gardens, and a driveway with parking for one vehicle leading to a SINGLE GARAGE. The price includes a £10,000 premium and the monthly rent payable is £359.00 payable to Milton Keynes Council.

- FOUR BEDROOM DETACHED HOME
- DOWNSTAIRS CLOAKROOM
- 30% SHARED OWNERSHIP
- PRICE INCLUDES A £10,000 PREMIUM
- RENT £359.00 PER MONTH - MK COUNCIL
- FRONT & REAR GARDENS
- SINGLE GARAGE & DRIVEWAY
- NO ONWARD CHAIN





Ground Floor

The property is entered via a part glazed door into the entrance hall. Door to the cloakroom with a suite comprising low level w.c. and wash hand basin, and an obscure glazed window to the front aspect.

A door leads into the lounge with a window to the rear aspect. Feature fireplace with a fitted electric fire. Stairs rise to the first floor landing. Glazed door to the rear garden.

The kitchen/diner is located to the front of the property and is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with gas hob. Plumbing for dishwasher. Space for an additional under-counter appliance. Three windows to the front aspect.

First Floor Landing

Doors to all rooms. Airing cupboard housing the hot water tank. Access to the loft.

Bedroom one is located to the rear with a window to the rear aspect. Bedroom two is of double size with a window to the front aspect. Bedroom three has a window to the rear aspect. Bedroom four is located to the front and is currently converted into a laundry/utility room and has a fitted worksurface, sink unit and plumbing for a washing machine (this room can be converted back into a bedroom).

The family bathroom has a suite comprising low level w.c., wash hand basin and panel bath with an electric shower over. Obscure glazed window to the side aspect.

Gardens

The front garden is laid to lawn with a path leading to the front door, and gated side access leads to the rear garden. The rear garden is fully enclosed by timber fencing and comprises a patio area, tiered steps leading to further seating areas and a gravel area. Planted shrubs and trees. Timber shed to remain.

Garage

Single garage located to the front of the property,

and is the right hand side of two with a driveway with parking for one vehicle. Up and over door power and light connected.

Cost/ Charges/ Property Information

Tenure: Leasehold.

30% shared ownership.

Length of Lease: 125 years - Lease start date 21/10/1983, approximately 83 years remaining, Rent is payable to Milton Keynes Council - £359.00 per month.

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 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.

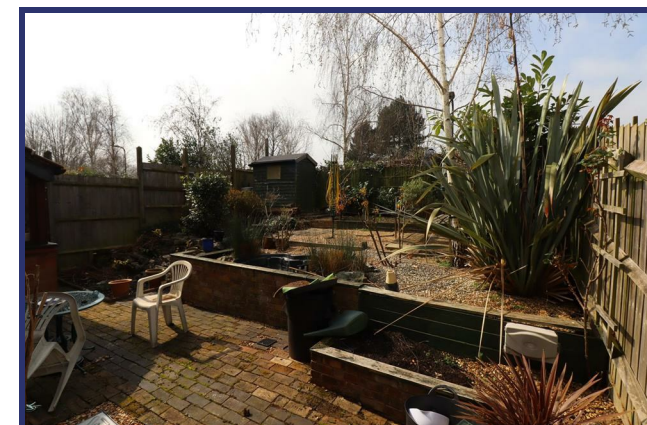
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

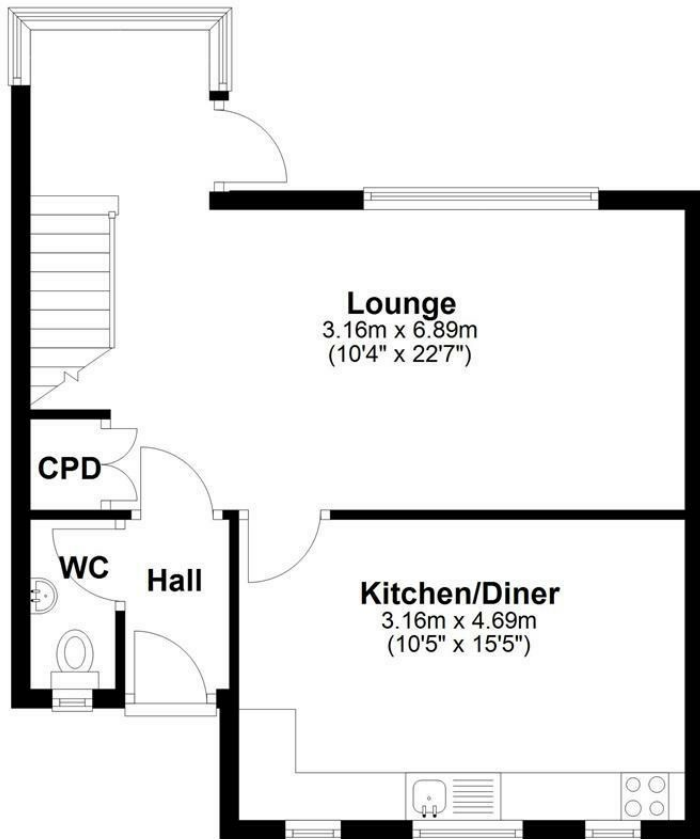
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





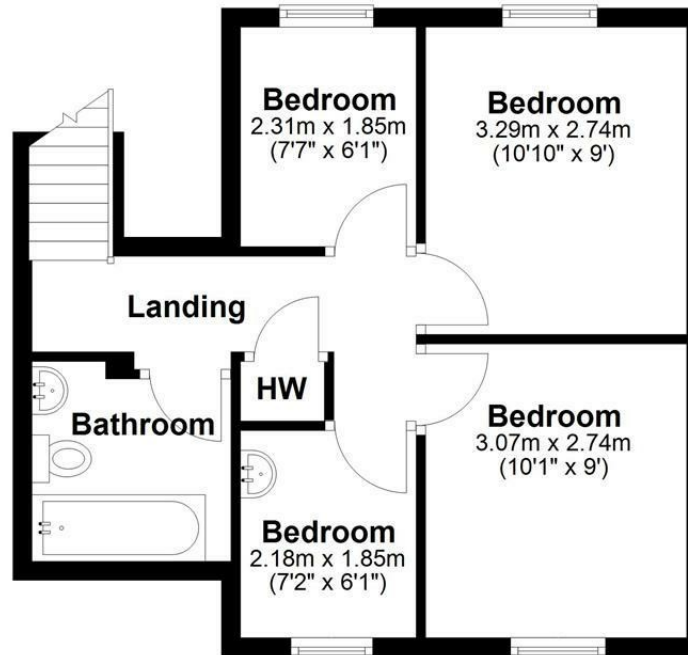
Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)

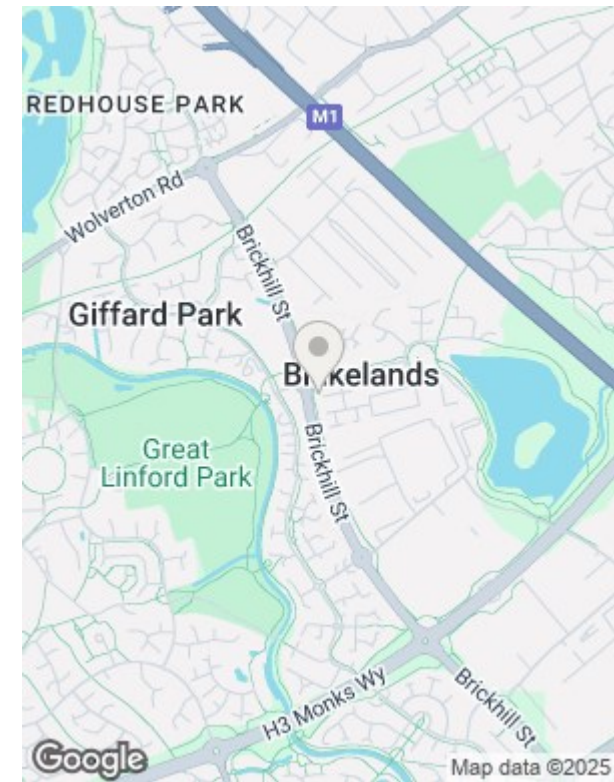


First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)



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		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

