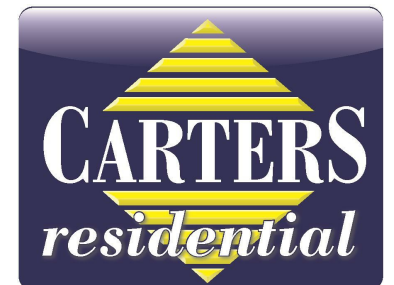




Queen Anne Street, New Bradwell, MK13 0BA



**70 Queen Anne Street
New Bradwell
Milton Keynes
MK13 0BA**

£295,000

Well presented, spacious and characterful 2 bedroom Victorian house on this sought after Street, with a lovely rear garden and a backdrop of mature trees.

The property has accommodation set on two floors comprising an entrance hall, lounge and dining areas- the dining area with a feature fireplace- large refitted kitchen and breakfast room. On the first floor there are 2 double bedrooms and a refitted bathroom with separate WC. Character features include fireplaces, stripped floorboards, stripped period panel doors and the property benefits from period style UPVC double glazed sash windows.

Moving outside- the attractively landscaped and good sized rear garden has a backdrop of mature trees, beyond which lays parkland.

It is conveniently located just a short walk to the local school, an array of shops, and Wolverton mainline railway station to London Euston and the North.

- Large 2 Bedroom Victorian House
- Many Character Features
- 2 Reception Areas
- 2 Double Bedrooms
- Lovely Refitted First Floor Bathroom
- Large Kitchen & Breakfast Room Over Looking Garden
- Attractive Landscaped Garden Backing onto Parkland
- UPVC Double Glazed Sliding Sash Windows
- Walk to the Station, Shops and School





Ground Floor

The entrance hall has painted floorboards, stripped pine panel door to the dining area and stairs to the first floor.

The lounge/dining room has two defined areas. The living room to the front as a UPVC double glazed sliding sash window. Feature timber cladding to one wall. Open to the dining area to the rear which has an exposed brick chimney breast and feature fire place, UPVC double glazed sliding sash window to the rear and stripped pine panel door to the kitchen, and under stairs cupboard. Varnished floorboards run through both rooms.

A kitchen/ breakfast rom has a modern range of units to floor and wall levels with worktops and sink. Integrated gas hob, extractor hood and electric oven. Space for four freestanding appliances such as washing machine, tumble dryer, dishwasher, fridge or freezer. Window to the side and open doorway to the breakfast room has a breakfast bar, window to the side and French doors opening to, and with views down the rear garden the rear garden. Space for a fridge/ freezer. Ceramic tiled floor runs through both areas.

First Floor

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

Bedroom 1 is a large double bedroom located to the front with a range of built-in wardrobes to one wall with rustic style doors. An original cupboard built-in to the chimney breast recess with stripped pine doors pine doors. UPVC double glaze sliding sash style window to the front.

Bedroom 2 is a double bedroom located to the rear with a period cast iron fireplace, wardrobe built into the chimney breast recess, painted floor boards. UPVC double glazed sliding sash style window to the rear.

The bathroom has a refitted suite comprising wash basin with vanity unit and a shower bath with glass screen and shower. Part tiled walls, window to the rear. A separate adjacent WC has a window to the side, tiled floor and walls.

Gardens

A gated side alleyway leads to the attractively landscaped south/ west facing rear garden with patios, lawns and stocked beds and borders. The gardens are enclosed by combination of brick walls, fencing and they have a backdrop of mature trees beyond which lays parkland. Large garden shed/workshop. The gardens on Queen Anne Street are generally larger than average for the area.

Windows

The property has UPVC double glazed windows to

include UPVC double glazed siding sash style windows to the bedrooms and reception rooms, replicating the original window style.

Heating

The property has gas to radiator central heating.

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 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.

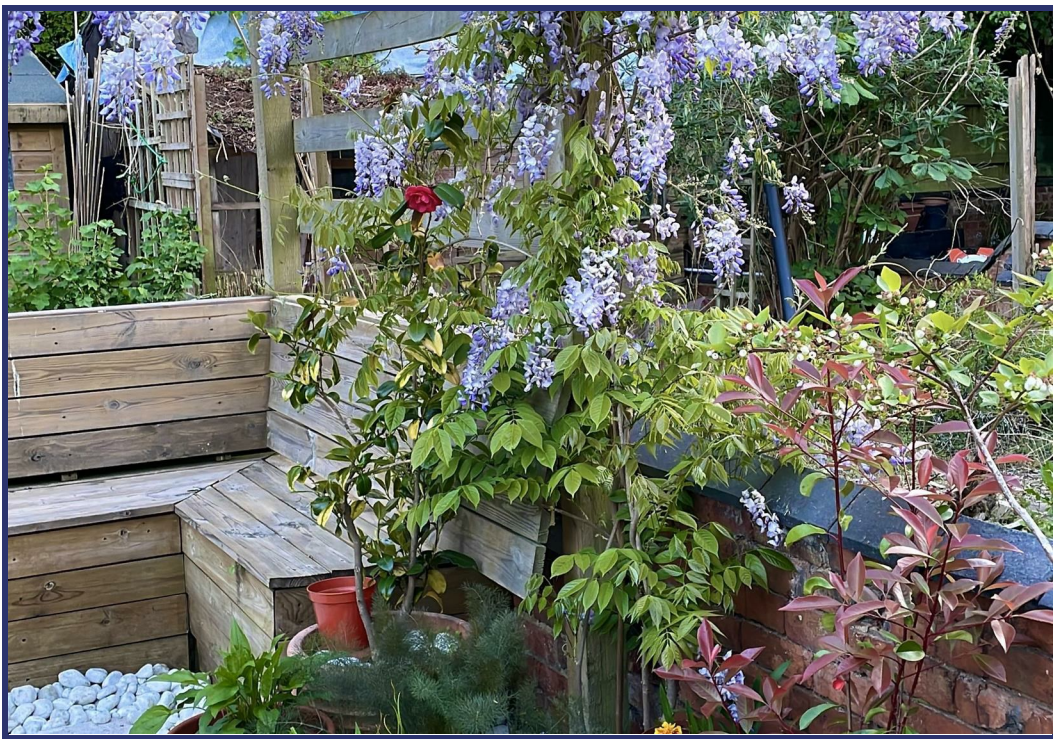
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.

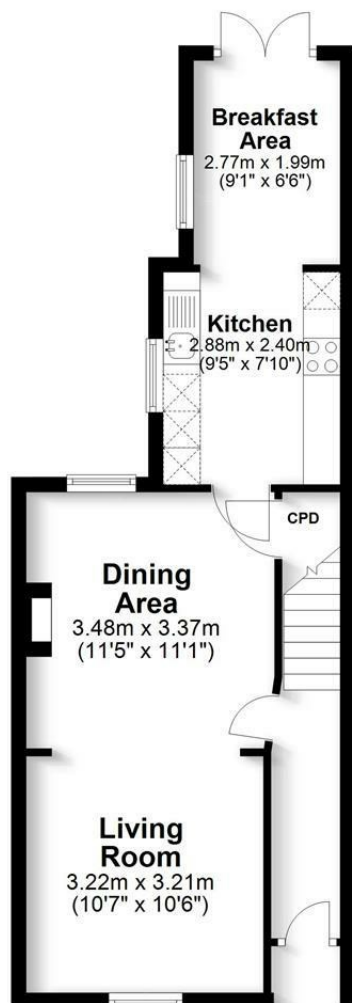






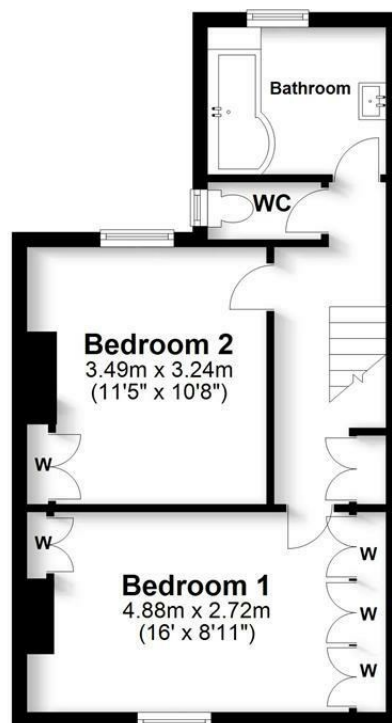
Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)

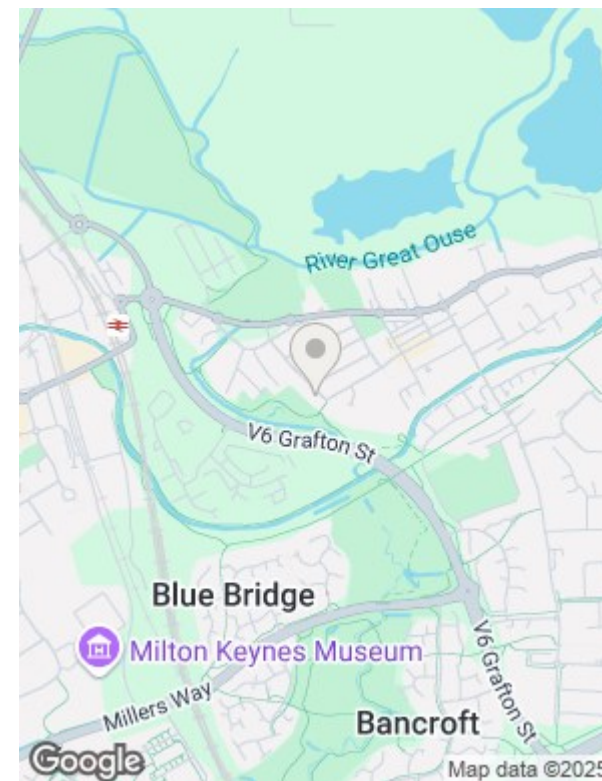


First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 79.7 sq. metres (857.9 sq. feet)



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		
(69-80) C		
(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	

