



Pettingrew Close, Milton Keynes, MK7 7LL



**56 Pettingrew Close
Walnut Tree
Milton Keynes
MK7 7LL**

£259,500

A 2 bedroom terrace house with parking to the front, garden to the rear and benefiting from recent replacement windows and doors.

The property has accommodation set on two floors comprising an hall area which is open to the living room/dining room, fitted kitchen and on the first floor a landing, 2 bedrooms and a bathroom.

Outside, the property has parking to the front and an enclosed rear garden. The property is offered for sale with vacant possession and chain free, and early viewing is recommended.

- 2 Bedroom Terrace House
- Lounge/ Dining Room
- Fitted Kitchen
- 2 Bedrooms - Each with Wardrobes
- Good Size Rear Garden
- Parking to the Front
- Recent New Windows & Doors
- Modern Electric Heating
- CHAIN FREE SALE





Ground Floor

The front door opens to the hall area which has stairs to the first floor, is open to the living/dining area and an open doorway to the kitchen.

The living/dining room has sliding patio doors opening to the rear garden.

The kitchen has a range of units to floor and wall levels with worktops, a sink and electric oven and hob. Space for two appliances.

First Floor

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

Bedroom one is a double bedroom located to the rear with two built-in double wardrobes.

Bedroom two is located to the front with two windows and a built-in wardrobe/airing cupboard.

The bathroom has a suite comprising WC, wash basin and bath with mixer tap shower over. Part tiled walls.

Outside

Block paved parking area to the front.

The rear garden has a patio, artificial lawn and timber deck. Garden shed and mature tree.

Heating

The property has electric heating with modern storage radiators.

Cost/ Charges/ Property Information

Tenure: Freehold /

Local Authority: Milton Keynes Council

Council Tax 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

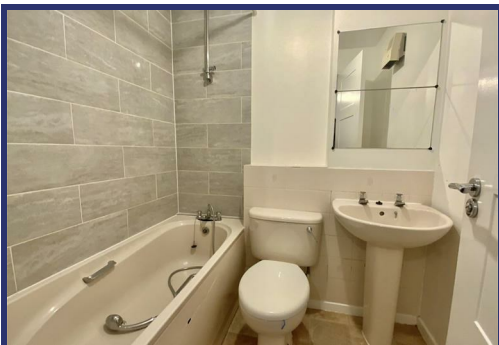
to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

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.

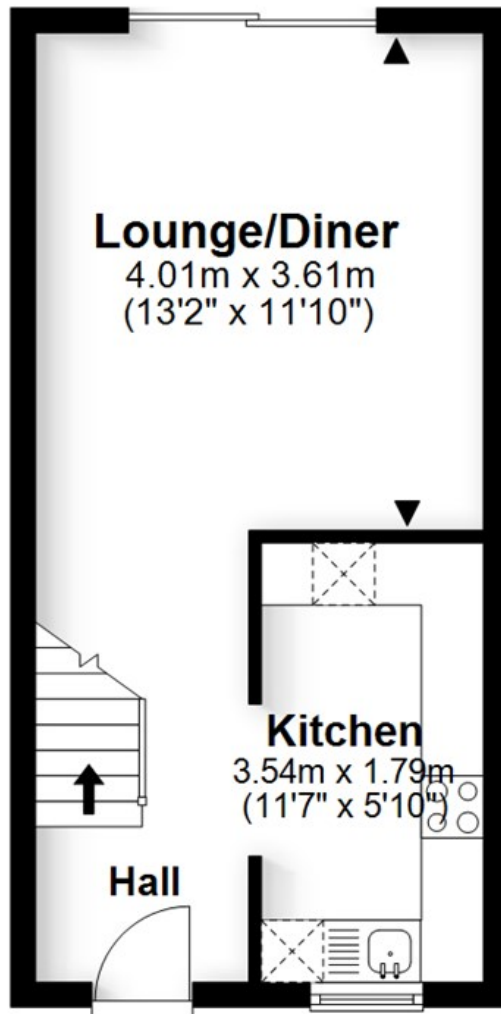
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

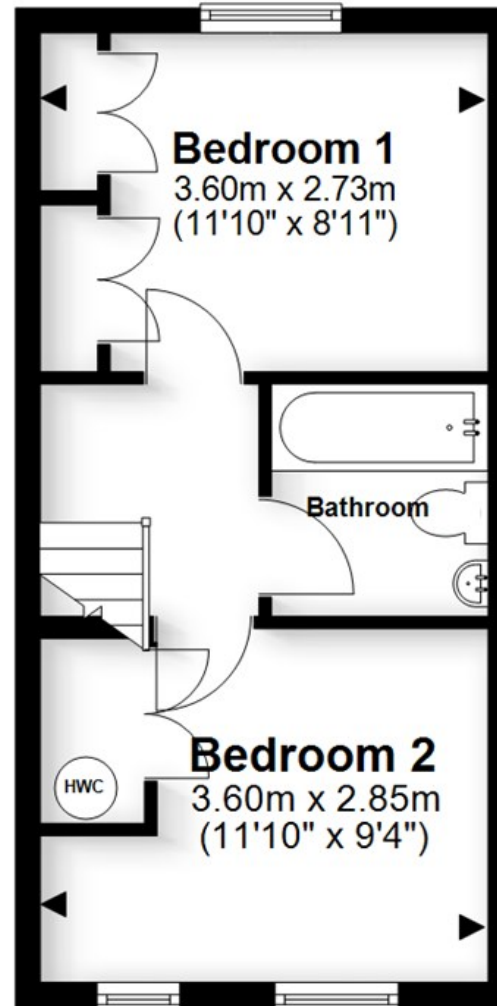
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



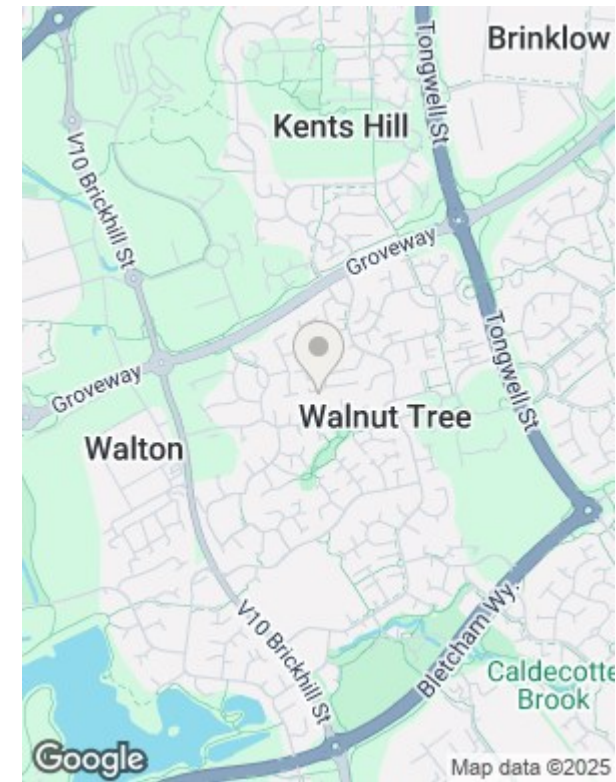
First Floor



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.

We are open 7 days a week for your convenience

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	78
(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	

