



Atterbrook, Bradwell, MK13 9EY



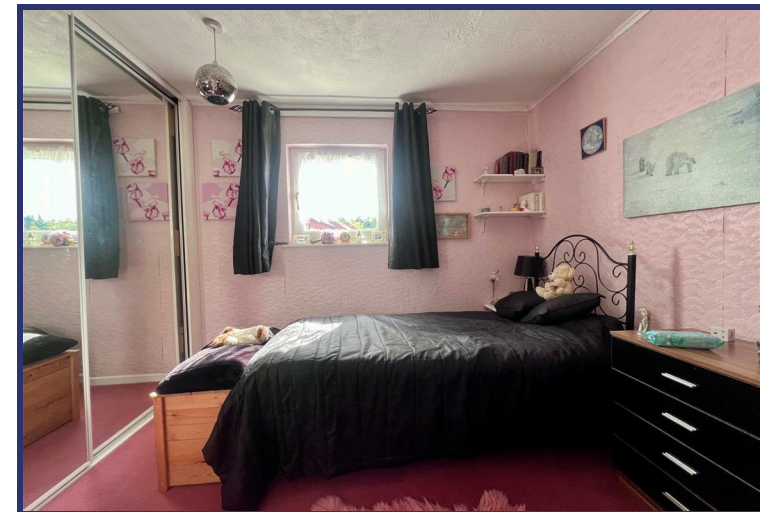
7 Atterbrook
Bradwell
Milton Keynes
MK13 9EY

£290,000

Carters are pleased to offer for sale this two bedroom semi detached family home situated in a cul de sac location in this popular area of Milton Keynes.

This property was originally built as a three bedroom, but has been converted to two bedrooms, and in addition the ground floor accommodation is now open plan. The accommodation comprises, entrance porch, open plan lounge/dining/kitchen and a conservatory. The first floor has a large landing which could be used as a study area, two bedrooms and a bathroom. To the outside, there is off road parking under a carport and a rear gardens. Available for sale with no onward chain.

- SEMI DETACHED HOME
- OPEN PLAN LOUNGE/DINING/KITCHEN
- CONSERVATORY
- UPVC DOUBLE GLAZING
- CARPORT
- CUL DE SAC LOCATION
- REAR GARDEN
- NO ONWARD CHAIN





Ground Floor

The property is entered via a UPVC double glazed front door into the entrance porch. Cupboard housing service meters. A further door leads to the open-plan lounge/dining/kitchen area.

The lounge/dining area has a staircase rising to the first floor landing. Window to the front aspect and a further window to the rear aspect. Sliding double glazed patio doors open onto the conservatory. The open-plan kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Plumbing for a washing machine and an electric cooker point. Space for fridge/freezer. Wall mounted gas central heating boiler. Window to the front aspect.

The conservatory is of UPVC double glazed construction and has a door leading to the rear garden.

First Floor Landing

A spacious first floor landing which can also be used as a study area, two windows to the front aspect, access to the loft.

The two bedrooms are located to the rear of the property. The first bedroom has mirror-fronted wardrobes to one wall and houses the airing cupboard with the hot water tank. The second bedroom has a window overlooking the rear garden and fitted wardrobes to both sides of the bed space with storage units over.

The bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with shower over. Complementary tiling. Obscure glazed window to the front aspect.

Exterior

A gated carport is located to the side of the property with a block paved driveway offering parking for one vehicle. A path leads to the rear garden which comprises a paved patio area with the remainder laid to lawn, planted borders.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: C

Location - Bradwell Village

Bradwell is an ancient village, and now also the name of a New City grid-square including the old village.

Bradwell has a Non-League football team Old Bradwell United F.C. who play at Abbey Road, where there is a large sports field with a cricket pitch and several football pitches. The Old Bradwell Tennis Club is also affiliated to the Bradwell Sports and Social Club which has the use of these facilities. There is also a separate Bradwell Bowls Club. Adjoining the sports field is the Bradwell Conservation Area, which is centered on St Lawrence's Field and is administered by the parish council as a nature conservation area. Bradwell Village is close to Central Milton Keynes with its extensive shopping and leisure facilities and the mainline railway station is a short distance away with frequent trains into London Euston (fast train 30 minutes). It is also well placed for commuters as Junction 14 of the M1 is approximately 3 1/2 miles away.

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.

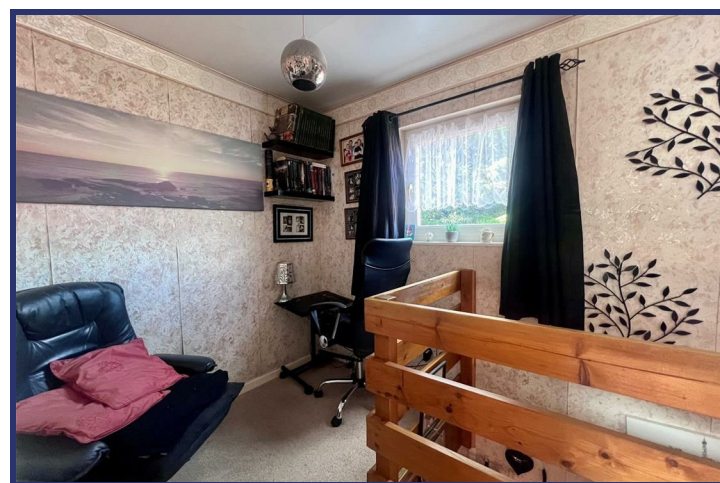
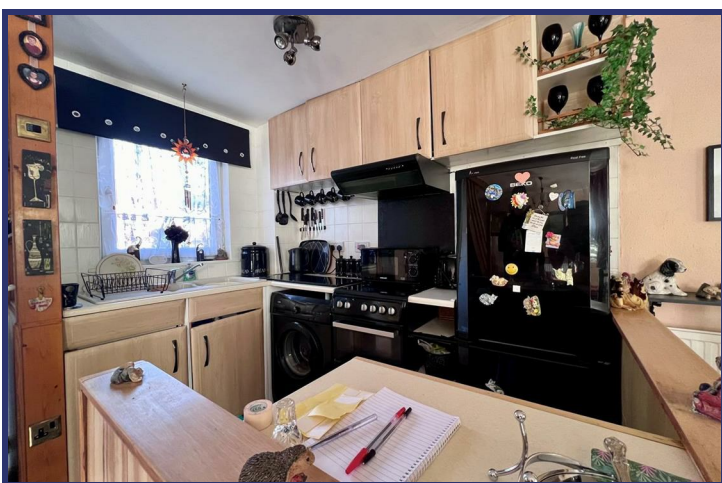
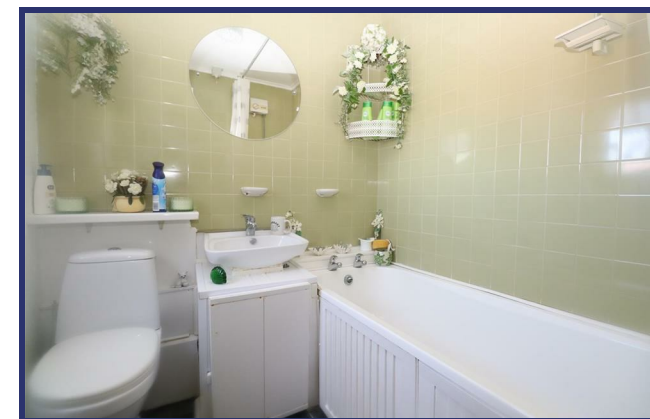
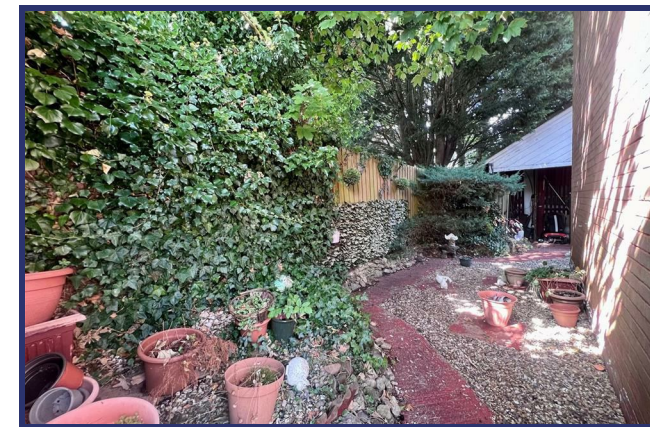
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

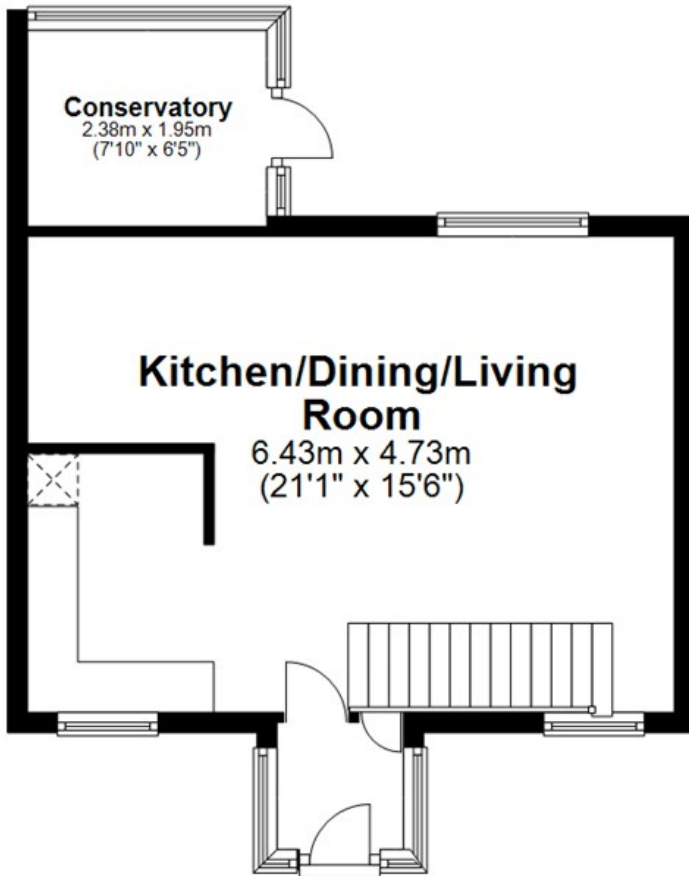
Disclaimer

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.

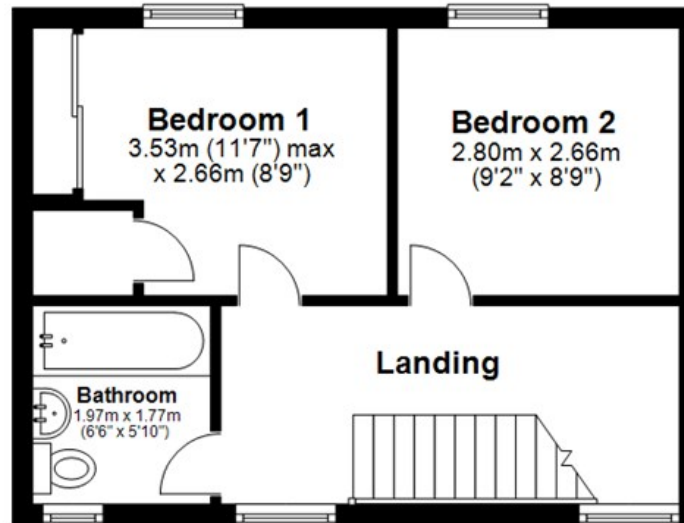




Ground Floor

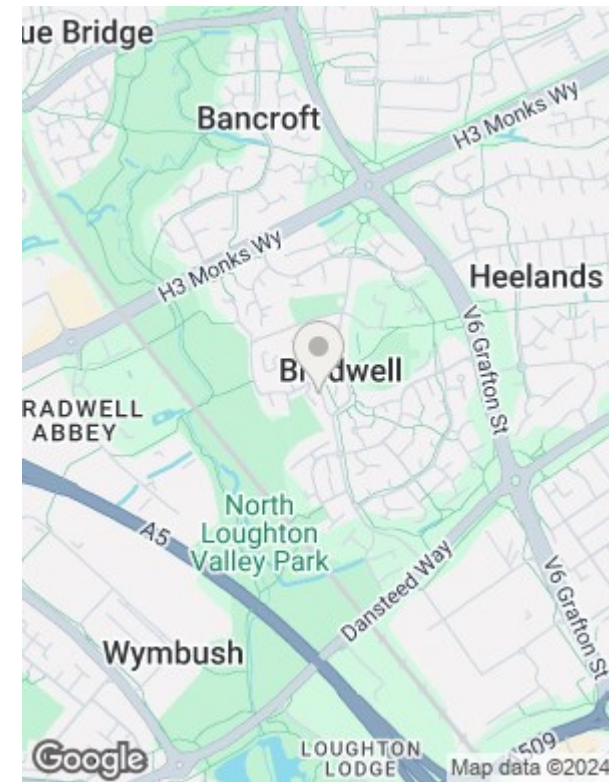


First Floor



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

- 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		89
(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	

