



Kenilworth Drive, Milton Keynes, MK3 6AQ





30 Kenilworth Drive  
Bletchley  
Milton Keynes  
Buckinghamshire  
MK3 6AQ

**£270,000**

Carters are delighted to offer to the market this **SPACIOUS THREE BEDROOM MID TERRACE** family home, situated on the desirable Castle development in West Bletchley. The location offers convenient access to the Bletchley train station with a direct route to London Euston as well as being walking distance to Rickley Park and easy access to schools, shops and other amenities.

The accommodation in brief comprises entrance hall, lounge, kitchen, dining room, first floor landing, **THREE BEDROOMS ALL WITH BUILT IN STORAGE**, family bathroom and w.c. The Benefits include UPVC double glazing, gas to radiator central heating, front and rear gardens. The property would make **AN IDEAL FIRST TIME BUY** and is offered with **NO UPPER CHAIN**. THERE IS SOME MEDERNISATION THAT IS REQUIRED BUT HAS BEEN PRICED ACCORDINGLY. EPC rating D.

- Desirable Castles Development
- Three Bedrooms
- Double Glazed
- Gas To Radiator Central Heating
- Separate Lounge & Dining Room
- Front & Rear Gardens
- Close To Amenities
- No Upper Chain
- Internal Viewing Recommended
- EPC Rating D







### Entrance Hall

Entered via UPVC door with patterned double glazed panels and patterned UPVC double glazed side panels. Stairs rising to first floor. Doors to lounge and kitchen. Radiator. Understairs storage cupboard. Telephone point.

### Lounge

UPVC double glazed window to front aspect. Tiled fireplace with inset coal affect gas fire. Radiator.

### Kitchen

UPVC double glazed window and UPVC door with patterned double glazed panels onto rear garden. Fitted kitchen comprising of a range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer taps over. Space to gas cooker. Space for fridge and freezer. Plumbing for washing machine. Tile to splashback areas. Walk through to dining room.

### Dining Room

UPVC double glazed window to rear aspect. Wall mounted gas heater. Wall mounted gas boiler. Radiator.

### First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One

Two UPVC double glazed windows to front elevation. Built-in storage cupboard. High and low level doors to airing cupboard. Radiator.

### Bedroom Two

UPVC double glazed window to rear elevation. Built-in storage cupboard. Radiator.

### Bedroom Three

UPVC double glazed window to front elevation. Built-in storage cupboard. Radiator.

### Family Bathroom

Patterned UPVC double glazed window to rear elevation. Coloured two-piece suite comprising

of a panelled bath with shower over and pedestal mounted wash handbasin. Radiator. Handrail. Fully tiled walls.

### W.C.

Patterned UPVC double glazed window to rear elevation. Low-level WC. Radiator. Tiled walls to half height.

### Exterior

Front Garden- Mainly laid to lawn with planted border. Pathway leading to front door. Hedge to front.

Rear Garden- Comprises of a small concrete patio area. Remainder is mainly laid to lawn with planted borders. Pathway leading to foot of garden. Greenhouse to remain. Two brick built storage sheds. Outside tap. Gate leading to a shared side access to front (with number 28 only).

### Property Information

Tenure: Freehold

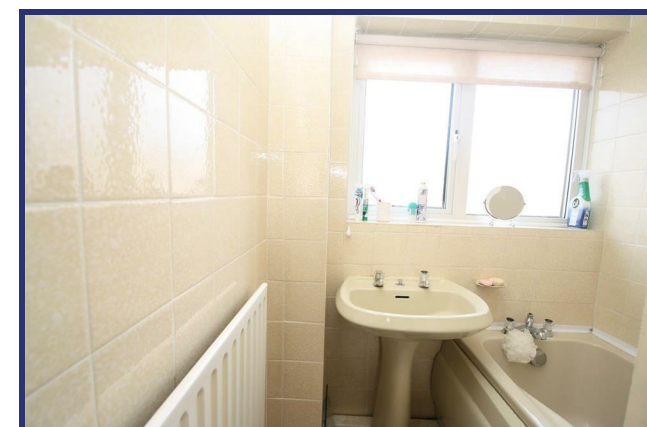
Local Authority: Milton Keynes Council  
Council Tax Band: C £1773.38 payable for the year 2022/23

### 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.









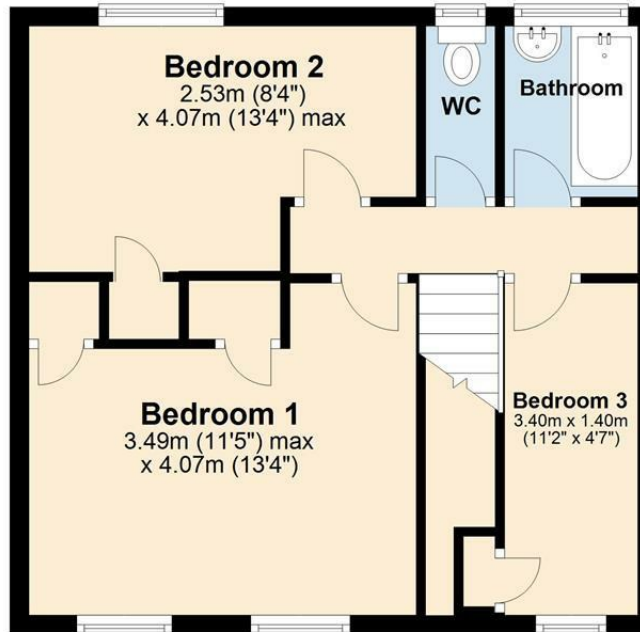
## Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



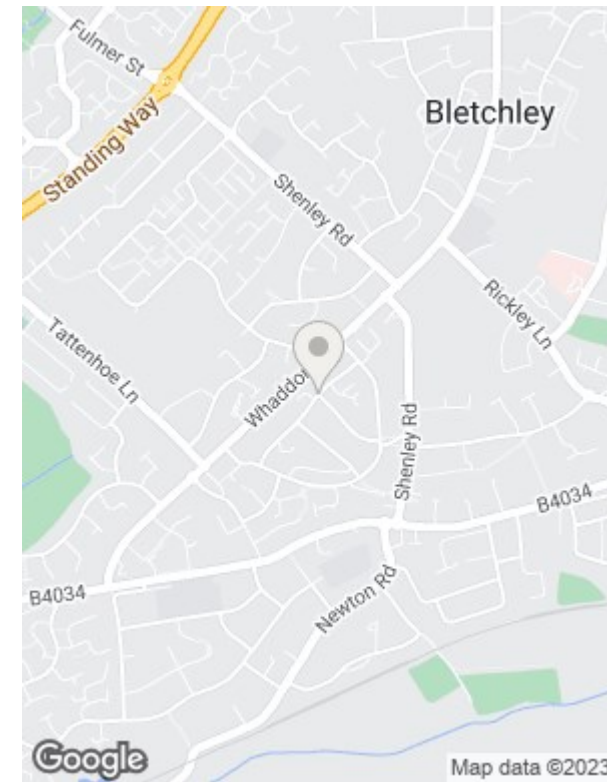
## First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.8 sq. feet)

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 646699

✉️ bletchley@carters.co.uk

🖱️ carters.co.uk

📍 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

