



Melrose Avenue, Milton Keynes, MK3 6PS



76 Melrose Avenue
Bletchley
Milton Keynes
MK3 6PS

£275,000

CARTERS are delighted to offer to the market this **THREE BEDROOM SEMI-DETACHED** family home, located in **West Bletchley** with **CLOSE PROXIMITY TO BLETCHLEY TRAIN STATION**.

The accommodation on the ground floor comprises of an entrance porch, DOWNSTAIRS CLOAKROOM, kitchen/dining room with INTEGRATED OVEN/ MICROWAVE & SEPERATE INDUCTION HOB and a LARGE FAMILY SIZED LOUNGE with sliding doors to the rear. The first floor has a landing, THREE BEDROOMS and the family shower room. The exterior has a front garden with DRIVEWAY TO SIDE FOR THREE VEHICLES and there is a GENEROUS SIZED REAR GARDEN plus a GARAGE, with further scope for extensions and Improvements STTP.

Some additional benefits to the property include gas to radiator central heating and ample storage. The property is ideally located being walking distance to a selection of local shops, a pub, parks and good schools as well as being close to Bletchley Train station offering a commute to London Euston in under 45 minutes.

The property would make an ideal family home or first time buy and a viewing comes highly recommended. EPC Rating D

- THREE BEDROOM SEMI-DETACHED
- GARAGE
- DRIVEWAY FOR 3 CARS
- SHORT WALK TO BLETCHLEY TRAIN STATION
- NO UPPER CHAIN
- FRONT & REAR GARDENS
- DESIRABLE LOCATION
- DOWNSTAIRS CLOAKROOM
- CLOSE TO AMENITIES
- EPC RATING TBC





Entrance Hall

Entrance Via Obscure glazed door. Floor to ceiling obscure single glazed metal framed window. Door to cloakroom. Obscure single glazed door leading in to kitchen. Wall mounted boiler.

Downstairs Cloakroom

Double glazed metal framed window to front aspect. White two piece suit comprising of a wash hand basin with Vanity unit under & low level WC. Tile to splash back. Radiator. Laminate wood flooring

Kitchen/Diner

Double glazed metal framed windows to front & side aspect. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built in oven, microwave with induction hob and extractor fan over. Integrated fridge, dishwasher and washing machine . Space for freezer. Tiled to splashback areas. Laminate wood flooring. Radiator. Spotlights to ceiling. Door to Inner hallway.

Inner Hallway

Single glazed metal framed door to side of garden. Stairs raising to first floor. Radiator. Door to lounge.

Lounge

Double glazed metal framed window to rear aspect and single glazed sliding patio doors on to rear garden. Built in storage shelves. Two radiators. Laminate wood flooring.

First Floor Landing

Doors to three bedrooms and a shower room. Loft access. Radiator.

Bedroom One

Double glazed metal framed window to rear elevation. Radiator.

Bedroom Two

Double glazed metal framed window to front elevation. Radiator.

Bedroom Three

Double glazed metal framed window to rear elevation. Telephone point. Radiator.

Shower Room

Obscure double glazed window to front elevation. White three piece suite comprising a fully tiled shower cubicle, pedestal mounted wash hand basin and a low level WC. Radiator. Full wall length hand rail. Fully tiled walls. Laminate wood flooring.

Exterior

Front- Mainly laid to lawn with hedge to front. Block paved driveway to side offering off road parking for three vehicles.

Rear Garden- Partly hard standing and block paving. Remainder is mainly laid to lawn. Double side hinged wooden gates leading to front. Fully enclosed with timber fencing.

Garage

Situated in the rear garden with up and over door.

Property Information (Paragraph)

Council Tax Band: C

Council Tax Costs: £1954.84 for the 2024-2025 tax year

Local Authority: MKBC

Tenure: Freehold

Disclaimer(Paragraph)

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.



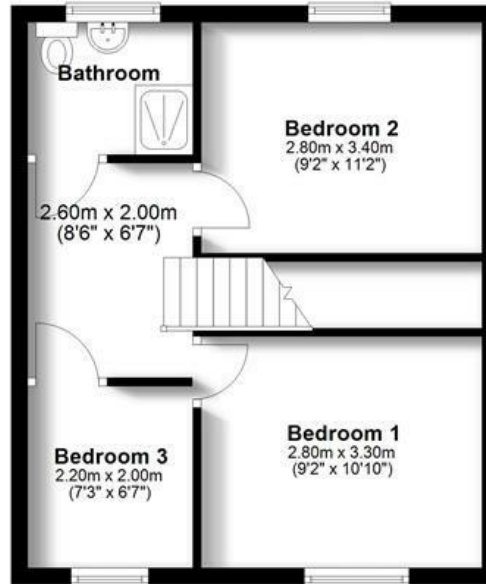




Ground Floor
Approx. 39.3 sq. metres (422.8 sq. feet)



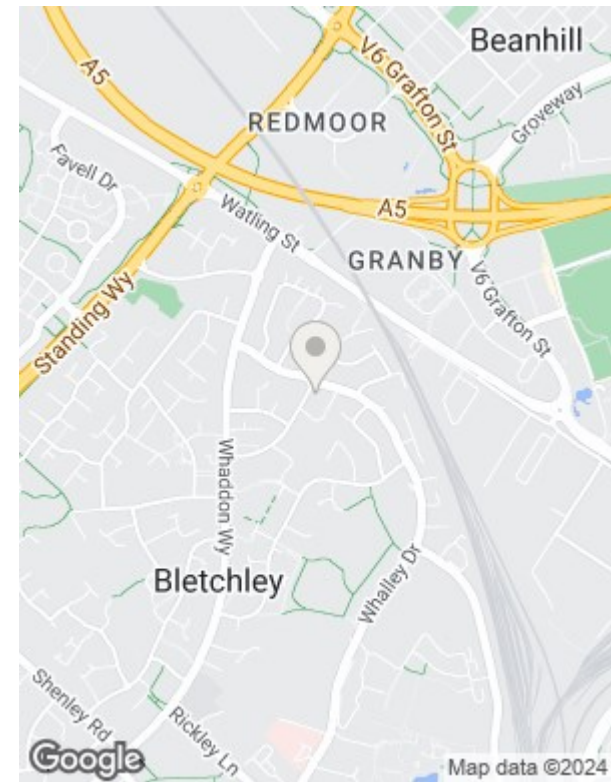
First Floor
Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 75.3 sq. metres (810.5 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(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	

