



Bushy Close, Milton Keynes, MK3 6PH



7 Bushy Close
Bletchley
Milton Keynes
MK3 6PH

£315,000

A WELL PRESENTED THREE BEDROOM SEMI DETACHED property, situated in a desirable location just off the Prestigious Whalley Drive. It is within walking distance to Bletchley train station providing mainline links to London Euston within 45 minutes as well as easy access to the A5 and M1. In addition there are plenty of local amenities including schools and the town centre and MK1 Shopping Centre are also just a fairly short distance with plenty of shops, leisure and coffee shops.

The accommodation in brief comprises an entrance hall, lounge with a multi fuel burner, dining area, kitchen with pantry cupboard, first floor landing, THREE BEDROOMS ALL WITH STORAGE and a family shower room. The benefits include UPVC double glazing, gas to radiator central heating, front and well maintained two tiered rear garden, GARAGE SITUATED TO THE SIDE WITH A DRIVEWAY IN FRONT FOR UP TO THREE VEHICLES. This property has been very well cared for by the current owners and would make an ideal FIRST TIME BUY. Internal viewing is highly recommended. EPC rating C.

- Desirable Location
- Plenty Of Local Amenities
- Three Bedroom Semi Detached
- Walking Distance To Train Station
- Gas To Radiator Central Heating
- UPVC Double Glazed
- Lounge With Multi Fuel Burner
- Storage to All Three Bedrooms
- Garage & Driveway Offering Off Parking For up To 3 Vehicles
- EPC Rating C





Entrance Hall

Enter via a composite door with an obscure light leaded double glazed panel and an obscure UPVC double glazed side panel. Stairs to the first floor landing. Radiator. Telephone point. Laminate wood flooring. Door to the lounge.

Lounge Area

The lounge area has a UPVC double glazed window to the front aspect. Feature inset cast iron multi fuel burner. Radiator. Laminate wood flooring. Open-plan to the dining area.

Dining Area

The dining area has UPVC double glazed patio doors to the rear garden. Radiator. Laminate wood flooring. Part glazed door to the kitchen.

Kitchen

The kitchen has a UPVC double glazed window to the rear elevation and a UPVC door with pattern double glazed panels to the side. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Space for a gas cooker. Plumbing for washing machine and dishwasher. Space for fridge. Fully tiled walls. Obscure glazed door to pantry cupboard with lighting. Ceramic tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Airing cupboard. Access to loft (housing a combination boiler) via ladder. Doors to all rooms.

Bedroom One

UPVC double glazed windows to the front elevation. Fitted wardrobes with storage units over. Radiator. Laminate wood flooring.

Bedroom Two

UPVC double glazed window to rear elevation. Built-in mirror fronted double wardrobe. Radiator. Laminate wood flooring.

Bedroom three

UPVC double glazed window to front elevation. Built-in storage cupboard over the stair bulk. Radiator. Laminate wood flooring.

Shower Room

Pattern UPVC double glazed window to the rear elevation. White suite comprising fully tiled shower cubicle, wash hand basin with a vanity unit under and a low level w.c. Radiator. Fully tiled walls. Ceiling mounted extractor fan.

Exterior

Front Garden

Mainly laid to lawn with a path leading to the front door. Driveway to the side in front of the garage providing off-road parking for up to three vehicles. Hedge to front and side.

Rear Garden

Well maintained two tier garden comprising a block paved patio area, steps with a brick retaining wall and wrought iron fencing leading to the lawn with planted borders. Stone path leading to a timber shed. Outside tap. Wrought iron gate to the side leading to the front. Fully enclosed.

Garage

Situated to the side of the property with up and over door. Power and light connected.

Material Information

Verified Material Information

Asking price: Offers in region of £315,000

Council tax band: C

Council tax annual charge: £1911.52 a year (£159.29 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Garage, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Note To Purchasers

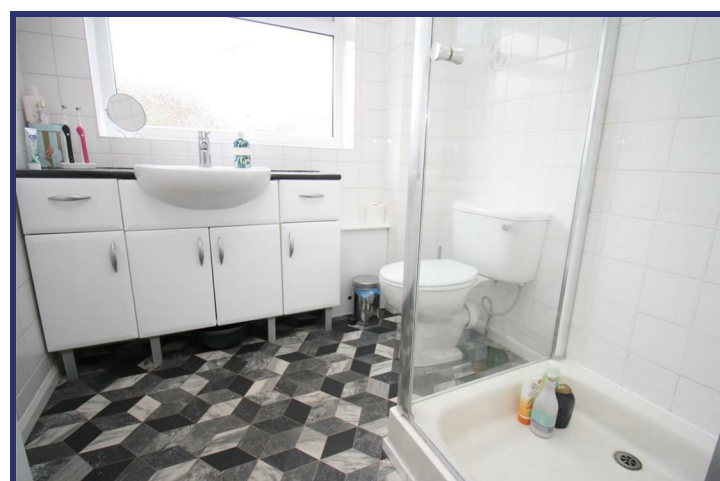
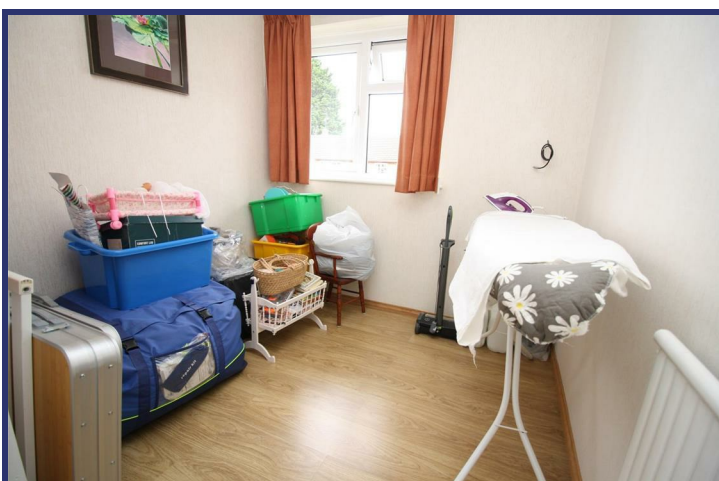
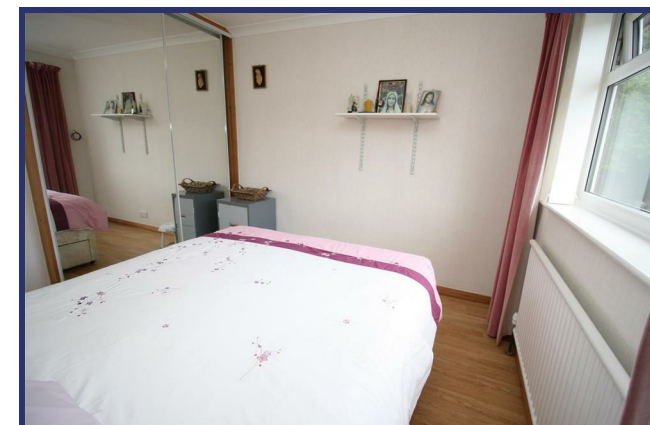
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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..

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. Some items may be available subject to negotiation with the Vendor.

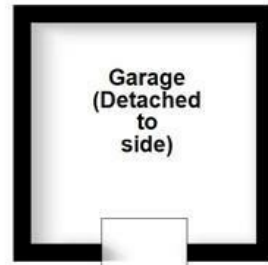
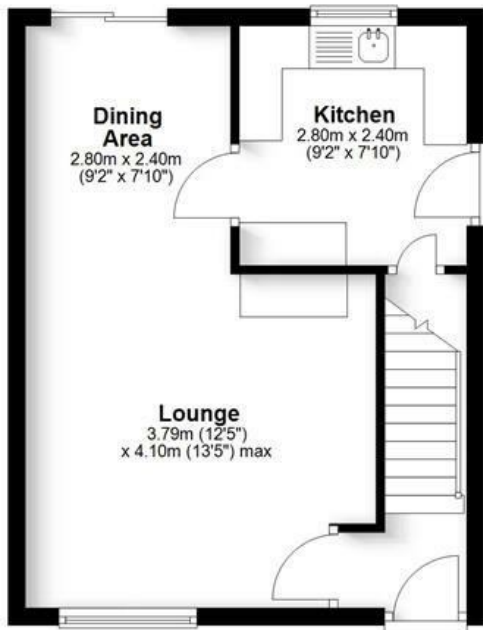






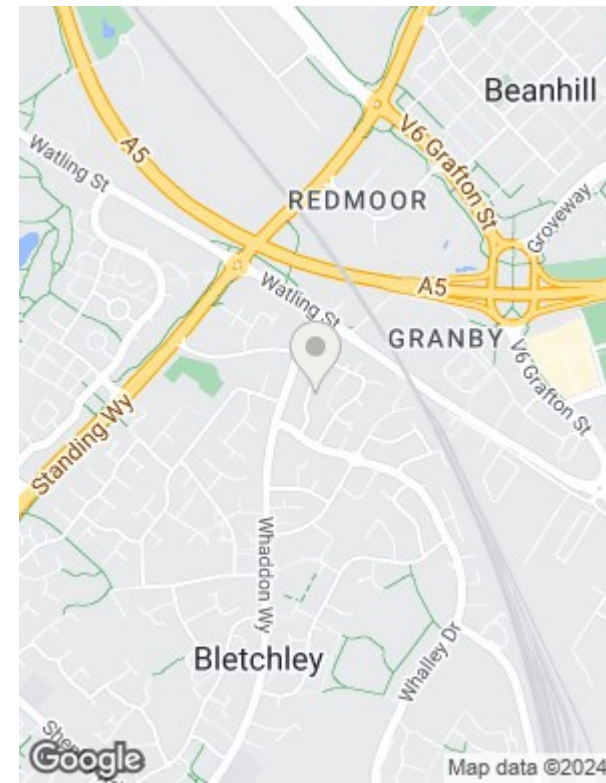
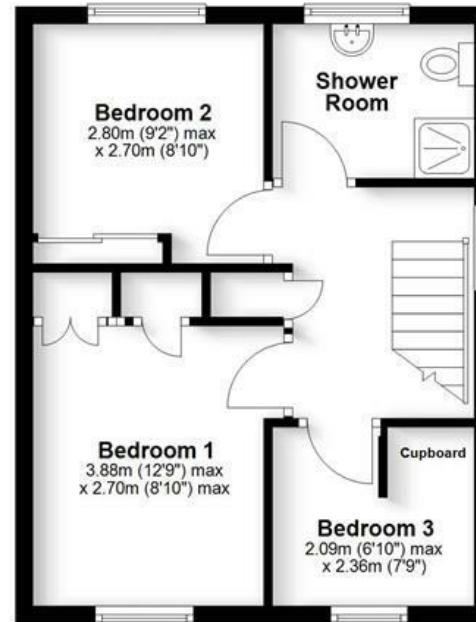
Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

📞 01908 646699

✉️ bletchley@carters.co.uk

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📍 194 Queensway, Bletchley, MK2 2ST

Total area: approx. 70.3 sq. metres (756.6 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.



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			
		69	84
England & Wales		EU Directive 2002/91/EC	

