



The Linx, Milton Keynes, MK3 6JN



41 The Linx
Bletchley
Milton Keynes
Buckinghamshire
MK3 6JN

£310,000

Carters are delighted to bring to market this well presented **THREE BEDROOM SEMI DETACHED HOME**, situated on a secluded road just off the desirable Whalley Drive. It is located within a short walk to Bletchley train station providing mainline links to London Euston within 45 minutes and as well as easy access to the A5 and M1. In addition the town centre is also a short distance away, with all the amenities it has to offer including shops, leisure and schools.

The accommodation in brief comprises of the entrance hall, **KITCHEN/BREAKFAST ROOM**, **LOUNGE/DINER**, first floor landing, three bedrooms and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, **OFF ROAD PARKING** for two vehicles, attractive front and rear gardens, and **PATIO WITH BAR AREA AND SUMMER HOUSE**. The property has been refitted within recent years to make this is lovely home, and viewing comes highly recommended. EPC rating C.

- Well Presented Family Home
- Three Bedroom Semi Detached
- Refitted In Recent Years
- Summer House
- Attractive Gardens
- Parking For Two Vehicles
- Good School Catchment Area
- Walking Distance to Bletchley Train Station
- Viewing Highly Recommended
- EPC Rating C





Entrance Hall

Enter via UPVC obscure double glazed door into entrance hall. Stairs to first floor landing. Radiator. Doors to kitchen/breakfast room and lounge.

Kitchen/Breakfast Room

Two double glazed windows to front aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset stainless steel sink/drainage. Built-in four ring electric hob with oven under and hob over. Tiled to splashback areas. Space for fridge/freezer and washing machine. Wall mounted combi boiler. Understairs pantry area. Inset spotlights. Radiator.

Lounge/Diner

Double glazed window to rear aspect. Radiator. T.V. point. Sliding double glazed door to rear garden.

First Floor Landing

Access to loft. Doors to all rooms.

Master Bedroom

Double glazed window to rear aspect. T.V. point. Radiator.

Bedroom Two

Double glazed window to front aspect. T.V. point. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Family Bathroom

Obscure double glazed window to front aspect. Suite comprising low level w.c., wash hand basin and panel bath with shower and shower screen over. Vinyl flooring. Fully tiled walls. Radiator.

Externals

Front - Concrete and gravel driveway offering off-road parking for several cars. Raised front garden with area of lawn and planted borders. Outside tap. Rear access via wooden gate. White stone area leading to front door.

Rear - Laid to lawn with timber fence surround. Patio area with outdoor bar. Side storage area

laid to shingle stone. Summer house accessed via decked pathway. Slate border with raised planter.

Property Information

Tenure: Freehold
Local Authority: Milton Keynes Borough Council
Council Tax Band: C
Council Tax Costs: £1,954.84 for the 2024-2025 tax year

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

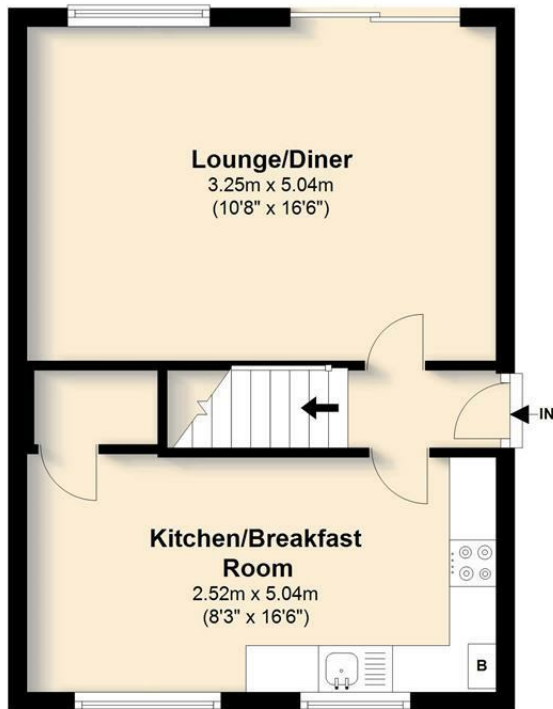
Carters can
arrange for you to
view this property
7 days a week



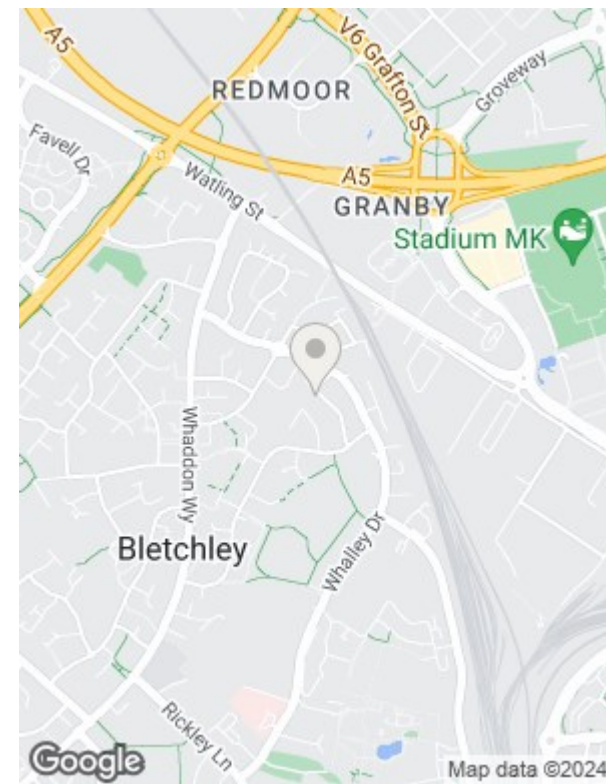
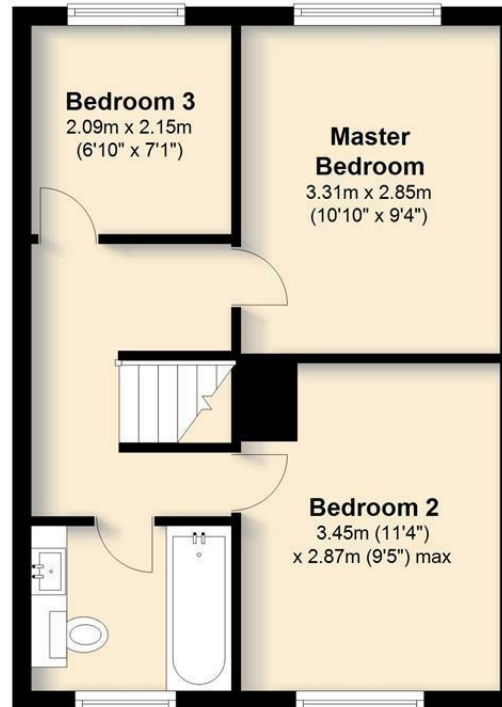




Ground Floor



First Floor



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

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 usually includes all areas of accommodation shown on the plan including but excludes garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		86
(81-91)	B		
(69-80)	C	71	
(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	

