



Kinross Drive, Milton Keynes, MK3 7UF



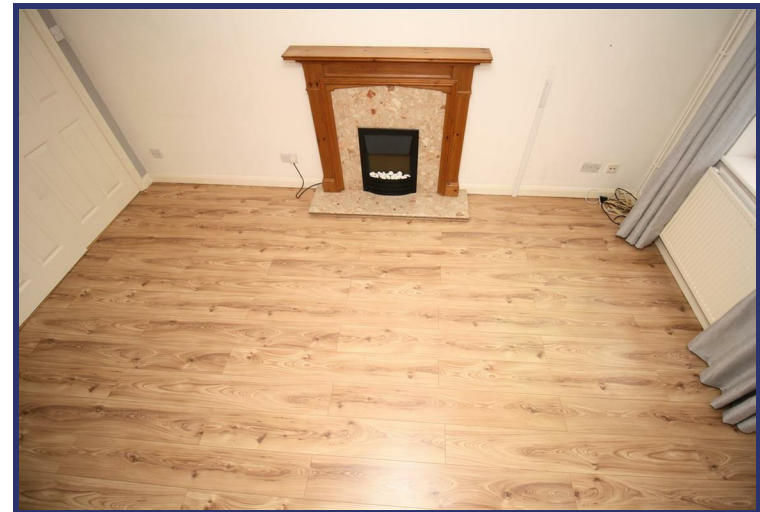
21 Kinross Drive
Bletchley
Milton Keynes
MK3 7UF

£250,000

Carters are delighted to offer to the open market this WELL PRESENTED TWO BEDROOM MID TERRACE HOUSE, situated in the highly sought after area of BARLEYHURST PARK. It is conveniently located for schools including Barleyhurst Park School, shops, A5, A421 and M1 Links, in addition to the local MK1 Leisure and Retail Park and Bletchley train station, with direct links to London Euston.

The accommodation in brief comprises entrance hall, LOUNGE WITH FEATURE FIREPLACE, kitchen/diner with built in oven & hob, CONSERVATORY, first floor landing, PRINCIPLE BEDROOM WITH BUILT IN WARDROBES, bedroom two and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and allocated parking. The property is offered with NO UPPER CHAIN and would make an ideal FIRST TIME BUY OR BUY TO LET INVESTMENT. Internal viewing is recommended. EPC rating C.

- Desirable Location Of Barleyhurst Park
- Two Bedroom House
- Close To Amenities
- Good Location For Commuters
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Conservatory
- Off Road Parking
- Ideal For FTB/BTL Investors
- No Upper Chain





Entrance Hall

Enter via a UPVC door with obscure double glazed panels. Obscure UPVC double glazed window to the side aspect. Double doors to a built-in storage cupboard. Laminate wood flooring. Door to the lounge.

Lounge

UPVC double glazed window to the front aspect. Stairs rising to the first floor. Feature wood surround fireplace with a marble effect hearth. Inset electric fire. Radiator. T.V. point. Laminate wood flooring. Double doors to the kitchen/diner.

Kitchen/Diner

UPVC double glazed window to the rear aspect. UPVC double glazed double doors to the conservatory. Kitchen is fitted in a range of units to wall and base levels with worksurfaces over and inset sink/drain. Built-in induction hob with oven and extractor hood. Space for fridge/freezer. Plumbing and space for washing machine. Wall mounted boiler. Radiator. Tiled to splashback areas. Ceramic tiled flooring.

Conservatory

UPVC double glazed construction. UPVC double glazed double doors to rear garden. Water supply. Ceramic tiled flooring.

First Floor Landing

Access to loft. Doors to all rooms.

Bedroom One

UPVC double glazed window to the front elevation. Built-in mirror-fronted double wardrobes. Radiator. Storage shelf over the stair bulk. Dado rail.

Bedroom Two

UPVC double glazed window to the rear elevation. Radiator.

Family Bathroom

Obscure UPVC double glazed window to the rear elevation. Suite comprising low level w.c., panel bath with shower tap over and a pedestal mounted wash hand basin. Radiator. Fully tiled floor and walls. Airing cupboard.



Exterior

Front Garden

Laid to lawn with a path leading to the front door.

Rear Garden

Paved patio area. Remainder is laid to stones. Stepping stones. Timber shed to remain. Gated rear access. Fully enclosed by timber fencing.

Parking

Allocated parking space to the side of the property accessed via Bosworth Court.

There is communal parking that can be assessed via the rear garden gate.

Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B £1710.49 payable for the year 2024/25

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

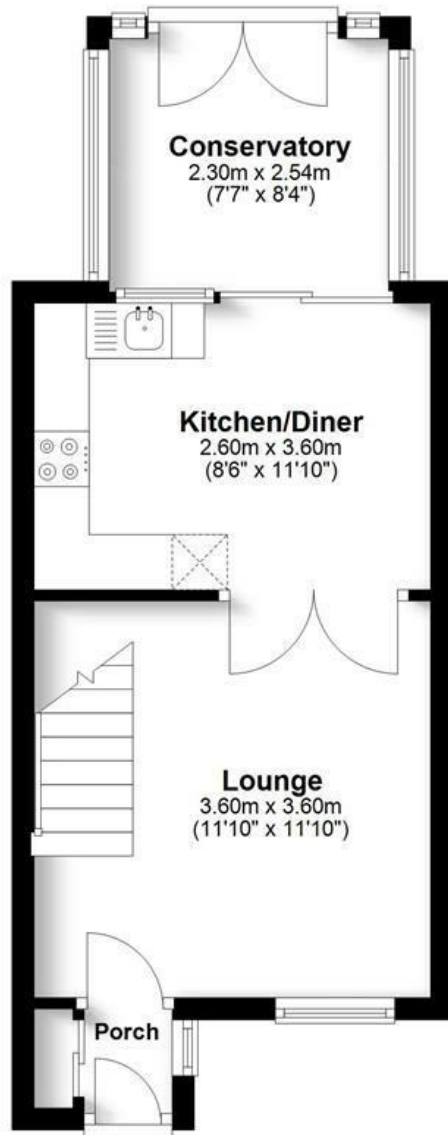
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





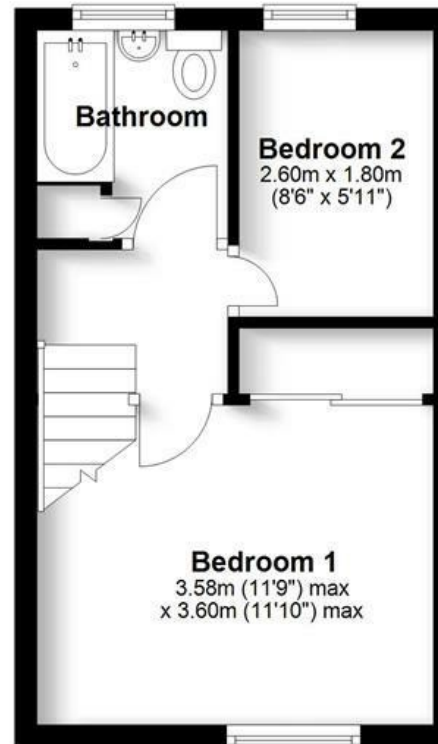
Ground Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



First Floor

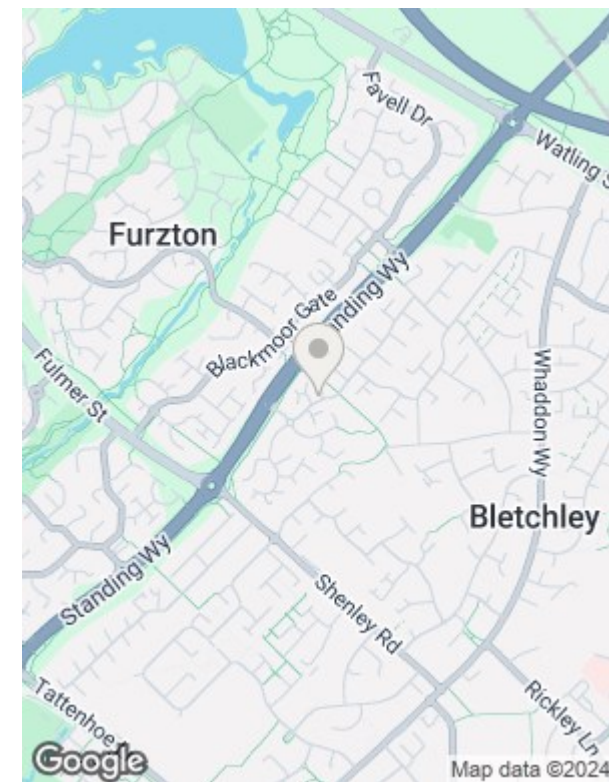
Approx. 22.8 sq. metres (245.1 sq. feet)



Total area: approx. 52.8 sq. metres (568.3 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			90
(81-91) B		75	
(69-80) C			
(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	

