



Clyde Place, Milton Keynes, MK3 7QN



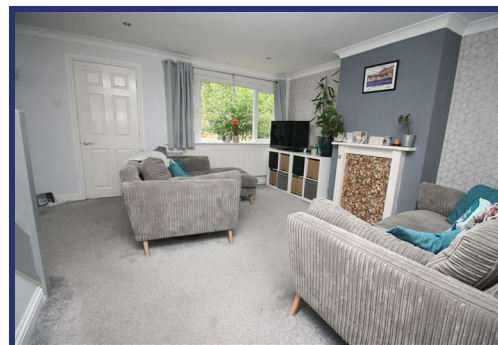
7 Clyde Place  
Bletchley  
Milton Keynes  
Buckinghamshire  
MK3 7QN

£265,000

**A WELL MAINTAINED THREE BEDROOM MID TERRACE PROPERTY WITH VIEWS OVER GREENERY**, situated on the desirable Rivers development of Bletchley. The location means it is within close proximity to many amenities including shops, schools and bus routes as well as having easy access to Bletchley train station, with direct links to London Euston. In addition there are good road links including the A5 and A421.

The accommodation in brief comprises entrance hall, lounge, kitchen/diner with built in oven and hob, first floor landing, 15'11FT PRINCIPLE BEDROOM, two further bedrooms and a REFITTED FAMILY BATHROOM. The benefits include UPVC double glazing, gas to radiator central heating, front garden, re-shaped rear garden that is very well maintained and off road parking for one vehicle. The property would make an IDEAL FIRST TIME BUY and internal viewing is recommended. EPC rating C.

- Desirable Rivers Development
- Views Over Greenery
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Kitchen With Built-in Oven & Hob
- 15'11FT Master Bedroom
- Well Maintained Gardens
- Off Road Parking
- Refitted Bathroom
- EPC Rating C





### Entrance Porch

Enter via a composite door with pattern double glazed panels and obscure UPVC double glazed side panel into entrance porch. Open-reach point. Ceramic tiled flooring. Inset spotlights. Door to lounge.

### Lounge

UPVC double glazed window to front aspect. Stairs rising to first floor. Wood surround fireplace. Radiator. T.V. point. Inset spotlights. Door to kitchen/diner.

### Kitchen/Diner

UPVC door with double glazed panel and UPVC double glazed side panel to rear garden. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven and gas hob. Downlights. Space for fridge/freezer. Plumbing for washing machine. Space for dryer. Tiled to splashback areas. Wall mounted boiler. Radiator. Understairs storage cupboard. Vinyl flooring.

### First Floor Landing

Access to loft. Doors to all rooms. Loft access.

### Principle Bedroom

UPVC double glazed window to front elevation. Radiator.

### Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

### Bedroom Three

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

### Family Bathroom

Obscure UPVC double glazed window to rear elevation. Refitted white three piece suite comprising panel bath with shower over, low level w.c. and wash hand basin with vanity unit under. Chrome heated towel rail. Fully tiled to walls. Ceiling mounted extractor fan and spot lights.

### Exterior

Front Garden

Laid to lawn. Path leading to front door. Planted border.

### Rear Garden

Well maintained and re-shaped. Paved patio area. Remainder mainly laid to lawn with raised planted borders. Further paved area. Pebbled pathway leading to a rear gated access. Outside tap. Fully enclosed by timber fencing.

### Parking

Off road space situated to the rear of the property.

### 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

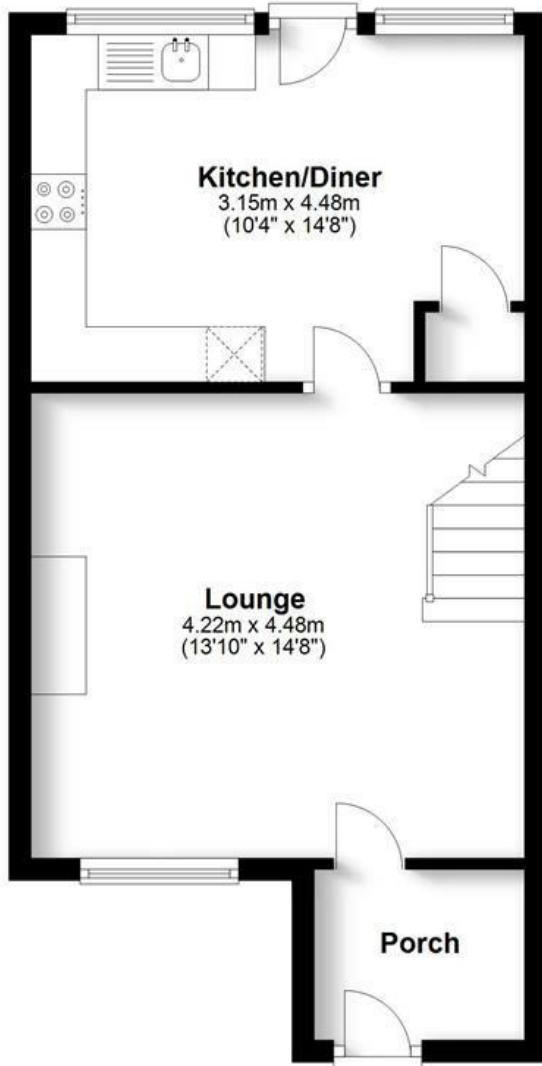
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





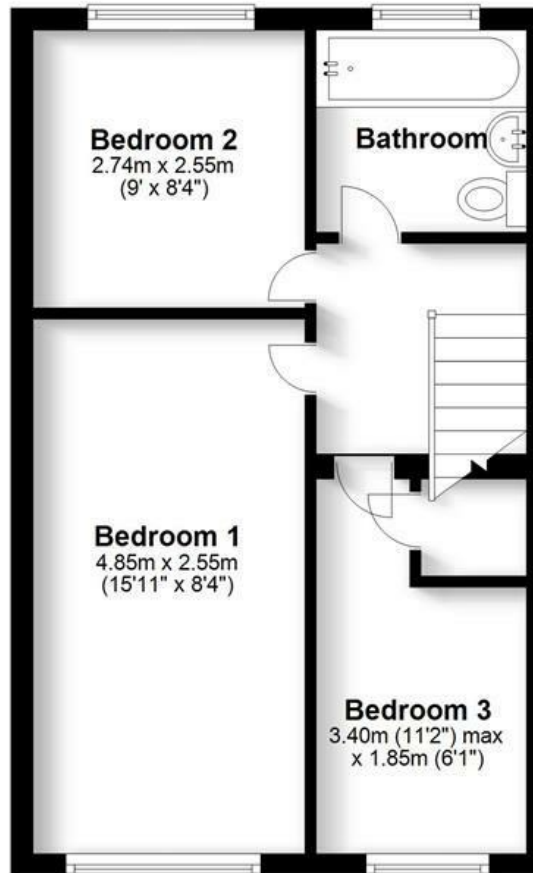
## Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



## First Floor

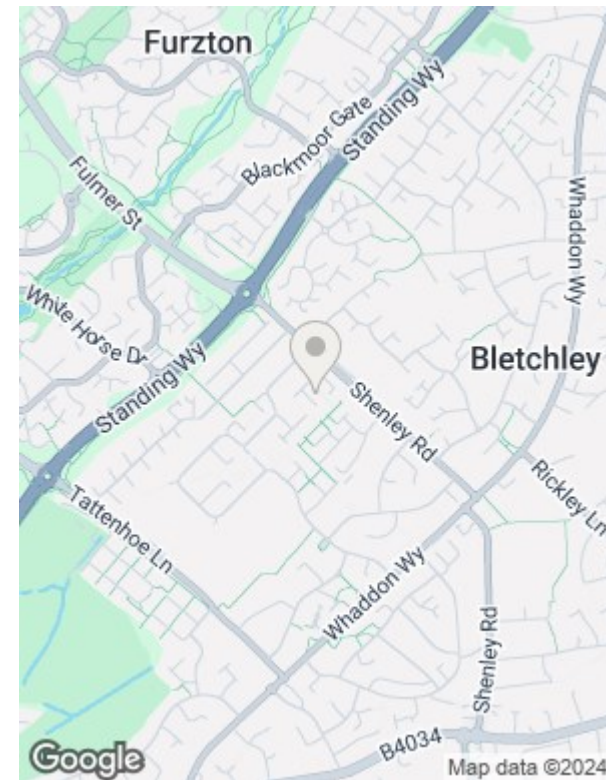
Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.7 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			90
(81-91) B			
(69-80) C		73	
(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	

