



Essex Close, Milton Keynes, MK3 7ET



**1 Essex Close  
Bletchley  
Milton Keynes  
MK3 7ET**

**£295,000**

Carters are delighted to offer to the market this **BAY FRONTED THREE BEDROOM SEMI DETACHED** property situated on a Cul-De-Sac in the desirable West Bletchley. The location offers convenient access to the Bletchley train station with a direct route to London Euston as well as being within easy access to shops, schools and road links.

The accommodation in brief comprises an entrance hall, **SEPARATE LOUNGE & DINING ROOM**, kitchen with built in oven and hob, first floor landing, **BEDROOM ONE, TWO AND THREE ALL WITH BUILT IN STORAGE**, family bathroom and a separate w.c. The benefits include UPVC double glazing, gas to radiator central heating and gardens with the rear having scope for an extension STPP. The property is offered with **NO UPPER CHAIN** and internal viewing is recommended. EPC rating D.

- West Bletchley
- Cul-De-Sac Location
- Three Bedroom Semi Detached
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Separate Lounge & Dining Room
- Kitchen With Built In Oven & Hob
- Front & Rear Gardens
- Viewing Recommended
- EPC Rating D





### Entrance Hall

Entered via a UPVC door with patterned double glazed panel and pattern UPVC double glazed side panel. Stairs rising to first floor. Doors to lounge and kitchen. Radiator. Under stairs storage recess. Laminate wood flooring.

### Lounge

UPVC double glazed walk-in bay window to front aspect. Radiator. TV point. Laminate wood flooring. Door to dining room.

### Dining Room

UPVC glazed sliding patio doors onto rear garden. Radiator. Laminate wood flooring. Doorway to kitchen.

### Kitchen

Two UPVC double glazed windows to rear aspect. Hardwood door giving side access. Fitted in a range of wall and base units with rolltop work-surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with extractor over. Plumbing for washing machine. Space fridge freezer. Wall mounted boiler. Tiled to splashback areas.

### First Floor Landing

UPVC double glazed window to side elevation. Doors to three bedrooms, bathroom and WC. High and low-level doors to airing cupboard. Loft access.

### Bedroom One

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

### Bedroom Two

UPVC double glazed window to rear elevation. Built-in storage cupboard. Radiator.

### Bedroom Three

UPVC double glazed window to front elevation. Radiator. Storage recess over stair-bulk.

### Family Bathroom

Patterned UPVC double glazed window to rear elevation. White two piece suite comprising of a panelled bath with shower over and a pedestal mounted wash hand basin. Chrome heated towel rail. Fully tiled walls.

### W.C.

Patterned UPVC double glazed window to side elevation. White two piece suite comprising of a low-level WC and a wall mounted wash hand basin. Fully tiled walls.

### Exterior

Front- Garden-Stepping stones and pathway leading to front door. Enclosed by wrought iron gate and low level wooden fencing.

Rear Garden-Garden offers plenty of scope for an extension STPP. Comprises of a large paved patio area. Two timber decking areas. Remainder is mainly to lawn. Brick built storage shed. Gated access to a further paved area with timber shed to remain. Outside tap. Gated side access leading to front. Fully enclosed by timber fencing.

### Note To Purchasers

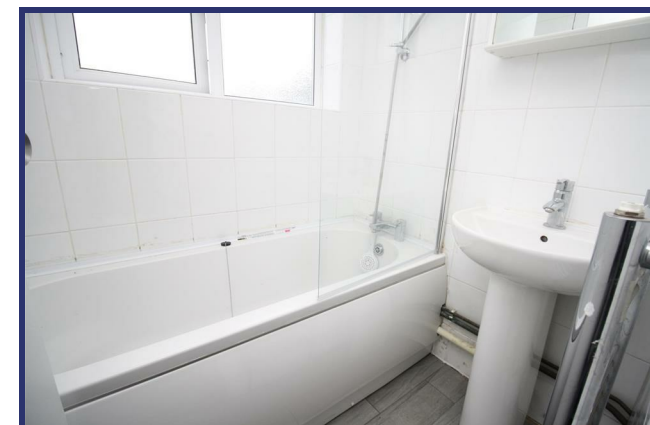
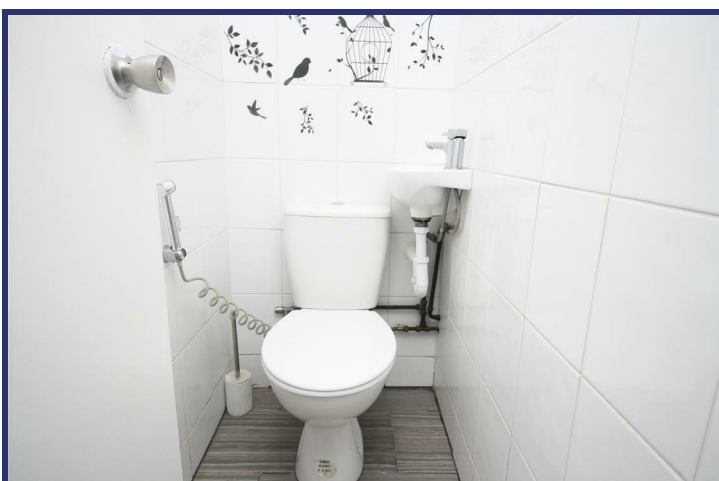
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

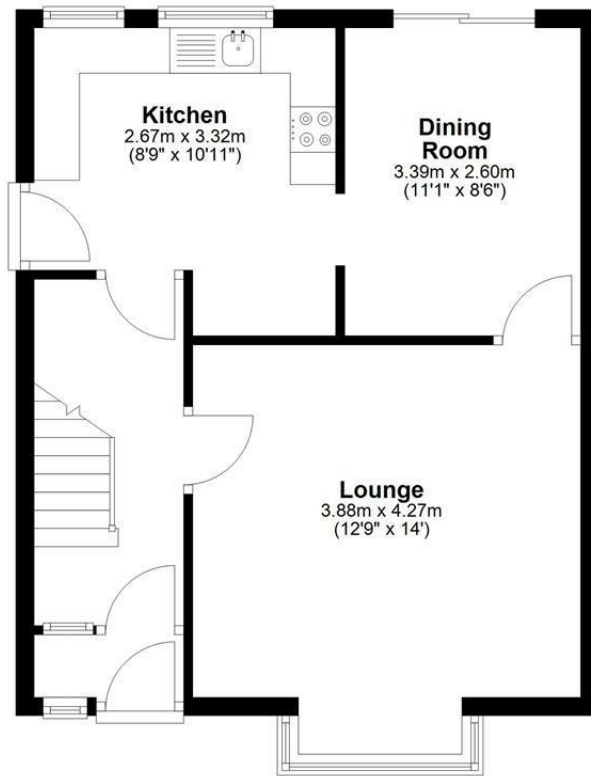
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





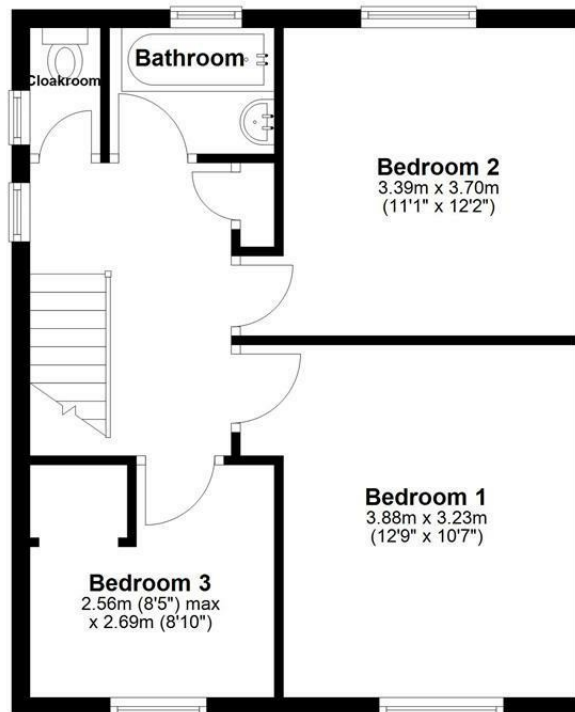
## Ground Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



## First Floor

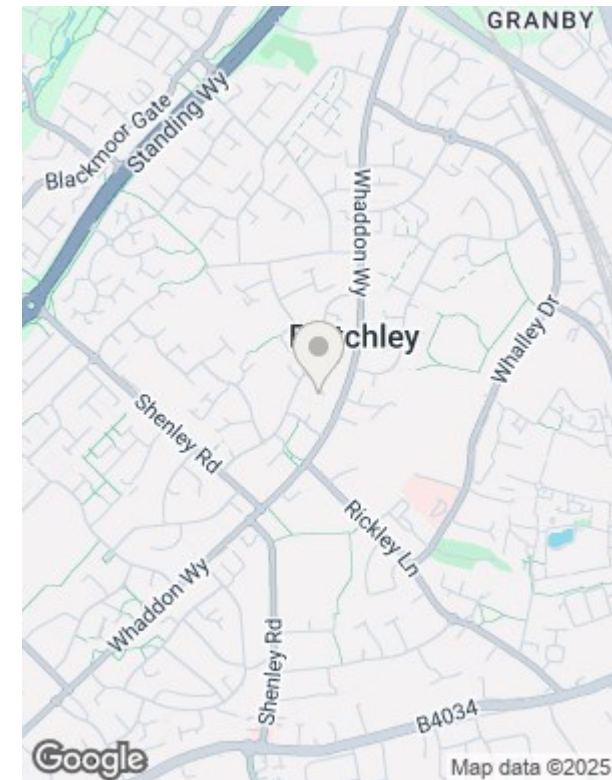
Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.5 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 84        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 65                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

