



Melrose Avenue, Milton Keynes, MK3 6PP



**108 Melrose Avenue
Bletchley
Milton Keynes
MK3 6PP**

£325,000

Carters are delighted to offer to the market this **EXTENDED THREE BEDROOM DETACHED BUNGALOW**, situated on a secluded road just off the desirable Whalley Drive. It is located within a short distance 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 with all the amenities it has to offer including shops, leisure and schools.

The accommodation in brief comprise an entrance hall 30FT LOUNGE/DINER, kitchen with built in oven & hob, BEDROOMS ONE & TWO WITH BUILT IN WARDROBES, bedroom three, family bathroom and a separate w.c. The benefits include UPVC double glazing, gas to radiator central heating, easy to maintain gardens and driveway offering off road parking for two vehicles. The property is offered with NO UPPER CHAIN and viewing is recommended. EPC rating C.

- Extended Detached Bungalow
- Three Bedrooms
- Walking Distance To Train station
- UPVC Double Glazed
- Gas To Radiator Central Heating
- 30FT Lounge/Diner
- Built In Wardrobes To Bedrooms 1 & 2
- Driveway For Two Vehicles
- No Upper Chain
- EPC Rating C





Entrance Hall

Enter via a composite door with an obscure double glazed panel into the entrance hall. Doors to all rooms. Built-in storage cupboard. Airing cupboard. Radiator. Laminate wood flooring. Access to loft.

Lounge/Diner

UPVC double glazed patio doors to rear garden. Wood surround fireplace with a marble effect hearth and a coal effect gas fire. Vertical panel radiator. T.V. and telephone points. Pattern glazed window to the kitchen. Horizontal panel radiator. and ceramic tiled flooring to the dining area. Open-plan to kitchen.

Kitchen

UPVC double glazed window to rear aspect. UPVC door with double glazed panel to side aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in double oven and gas hob with extractor hood over. Glass display unit. Plumbing for washing machine and dishwasher. Space for fridge. Built-in storage cupboard housing wall mounted boiler. Complementary tiling to splashback areas. Ceramic tiled flooring. Inset spotlights to ceiling.

Principle Bedroom

UPVC double glazed window to front aspect. Radiator. Built-in wardrobes.

Bedroom Two

UPVC double glazed window to front aspect. Built-in mirror fronted wardrobes. Radiator.

Bedroom Three

UPVC double glazed window to side aspect. Radiator.

Family Bathroom

Obscure UPVC double glazed window to side aspect. White suite comprising panel bath with shower over and a wash hand basin with vanity unit under. Tall heated towel rail. Fitted cupboard and drawers. Fully tiled to walls and floor. Inset spotlights to ceiling.

W.C.

Obscure UPVC double glazed window to side

aspect. White low level w.c. Laminate wood flooring.

Exterior

Front Garden

Mainly laid to lawn. Block paved driveway to side aspect offering off-road parking for two vehicles.

Rear Garden

Paved patio area with steps up to the lawn. Small brick retaining wall. Raised timber decking with balustrades. Storm covered block paved storage area to the side. Double side hinged wooden gates leading to the front. Outside tap. Fully enclosed by timber fencing.

Note To Purchasers

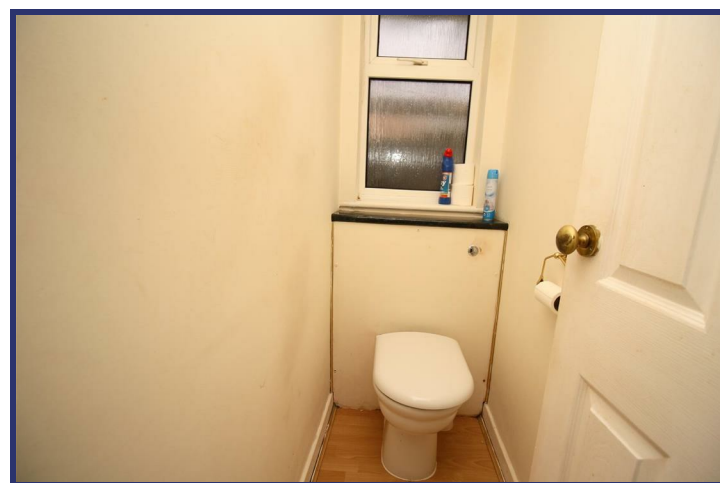
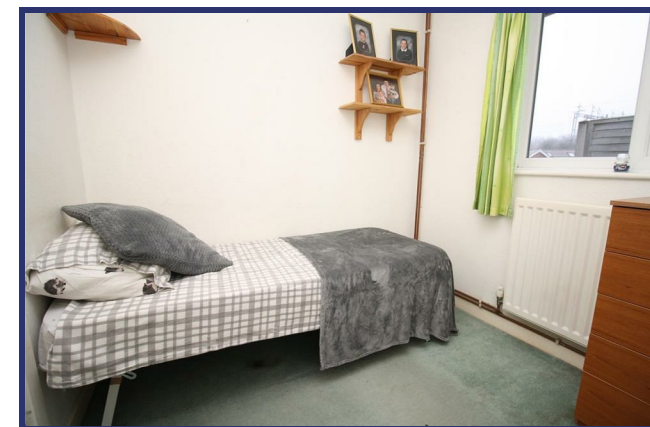
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

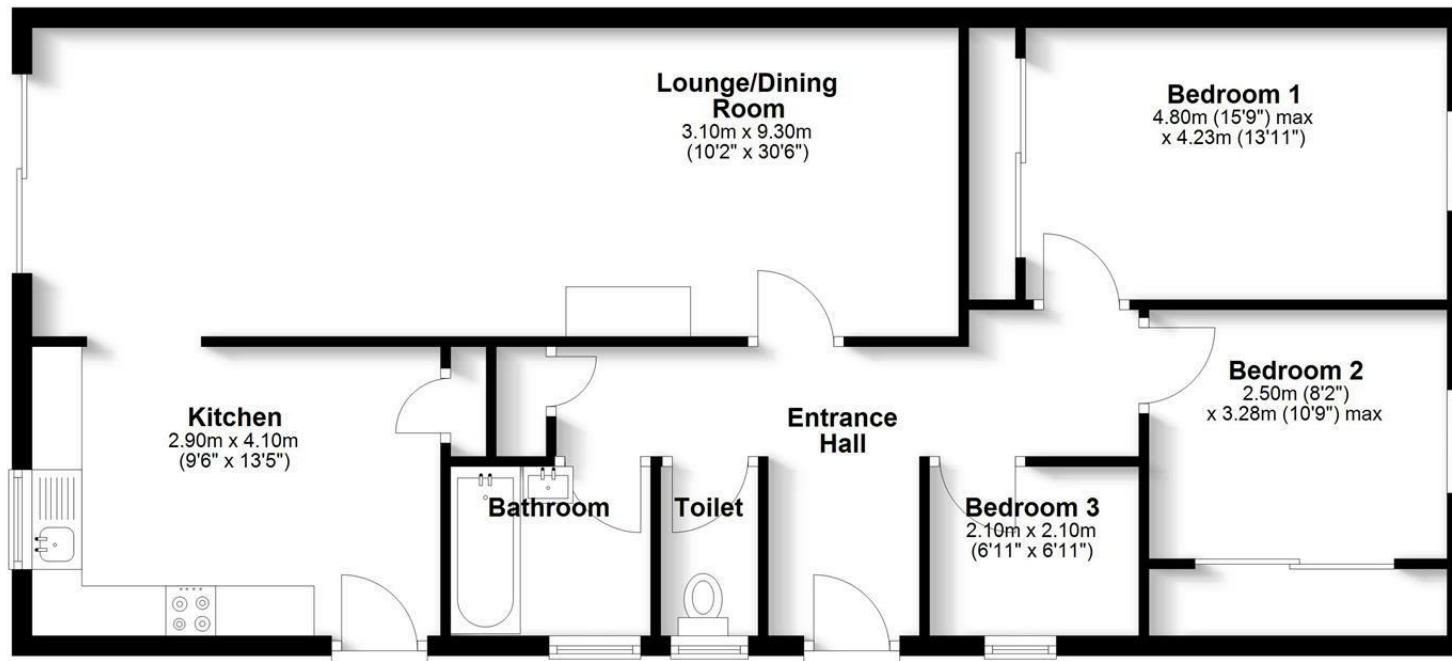
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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







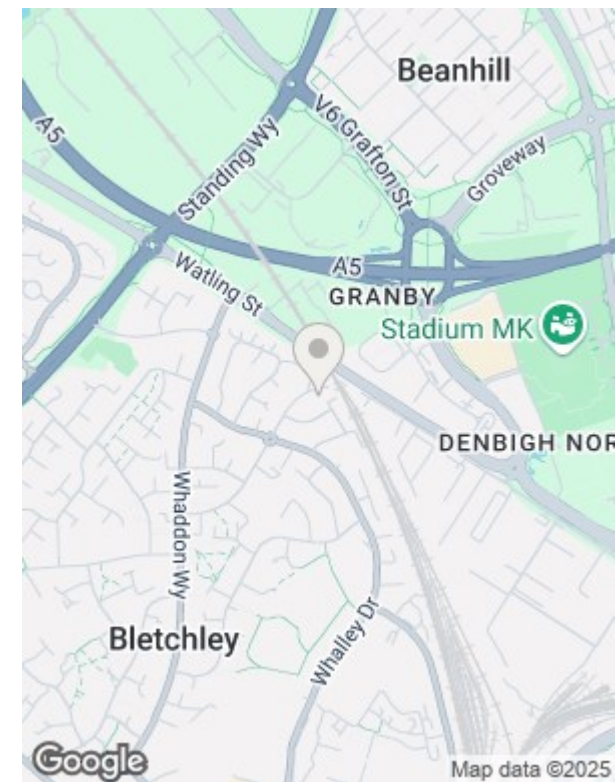
Ground Floor



Total area: approx. 87.5 sq. metres (941.7 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 misstatement. 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	87
(81-91) B	
(69-80) C	70
(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	

