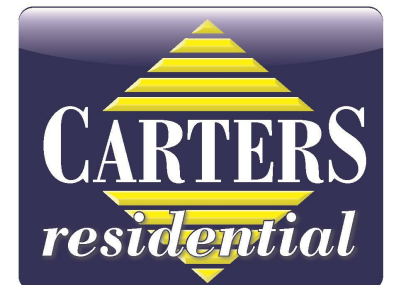




Newton Road, Milton Keynes, MK3 5BT



2 Newton Road
Bletchley
Milton Keynes
MK3 5BT

£240,000

AN EXTENDED AND WELL MAINTAINED 19TH CENTURY, TWO DOUBLE BEDROOM END OF TERRACE property, RESTING ON AN ELEVATED PLOT on a NON ESTATE location in Far Bletchley. It offers convenient access to the Bletchley train station with a direct route to London Euston, as well as being within easy access to shops including a local Tesco and Co-op, Rickley Park for walks, excellent road links and good schools including the highly regarded ST THOMAS AQUINAS PRIMARY.

The accommodation in brief comprises lounge with FEATURE CAST IRON COAL EFFECT STOVE, DINING ROOM WITH FEATURE CAST IRON COAL EFFECT STOVE, kitchen, utility area, downstairs bathroom, first floor landing and two bedrooms. The benefits include UPVC double glazing, gas to radiator central heating, front, side, rear garden and a further 'SECRET GARDEN' style plot situated to the rear of the property. This made make an ideal FIRST TIME BUY OR BUY TO LET INVESTMENT and is offered with NO UPPER CHAIN. Internal viewing is recommended. EPC rating D.

- 19th Century Cottage Style Property
- Non Estate Location
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Separate Lounge & Dining Room
- Downstairs Bathroom
- Rear & Side Garden
- Further Plot Situated To The Rear
- No Upper Chain
- Ideal FTB/BTL Investment





Entrance

Entered via composite door with obscure light leaded stain glass double glazed panel into lounge

Lounge

UPVC double glazed window to front aspect. Wood surround fireplace with coal effect cast-iron gas stove. Radiator. Cupboard housing utility meter. Laminate wood flooring. Glazed door to dining room.

Dining Room

UPVC door with double glazed panel on to side aspect. Feature coal effect cast iron gas stove. Low level stable style door leading to stairs rising to first floor. Radiator. Laminate wood flooring. Doorway to kitchen.

Kitchen

Dual aspect with UPVC double glazed windows to rear and side aspects. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Ceramic sink with drainer and mixer tap over. Space for gas cooker. Space for low-level fridge and freezer. Wall mounted boiler. Tiled to splashback areas. Skylight window. Terracotta tiled flooring. Door to utility area.

Utility Area

Skylight window. Radiator. Plumbing for washing machine. Terracotta tiled flooring. Doorway to bathroom.

Downstairs Bathroom

Patterned UPVC double glazed window to rear aspect. White three-piece suite comprising of a wood panelled bath with shower over, pedestal mounted wash hand basin and a low-level WC. Tiled to splashback areas. Terracotta tiled flooring.

First Floor Landing

Doors to two bedrooms. Loft access.

Bedroom One

UPVC double glazed window to front elevation. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

Exterior

Front- Approached by steps up to a pathway leading to front door. Planted hedge to front.

Rear- Small block paved patio area. Remainder is mainly to lawn with steps up to a raised planted border. Rear access to a further garden plot. Gated shared access for numbers four and six Newton Road. Outside tap. Enclosed by timber fencing.

Side- Mainly laid to lawn with a block paved pathway leading to a gated front access. Hardstanding for timber shed. Enclosed by timber fencing.

Further Plot- Situated to the rear of the property. Measures approximately 100FT x 30FT.

Note To Purchasers

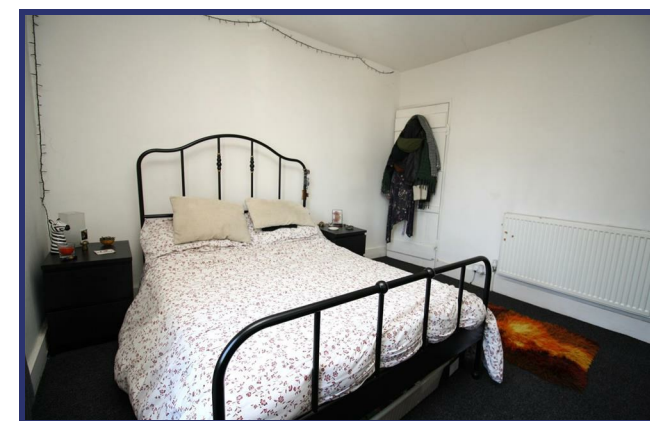
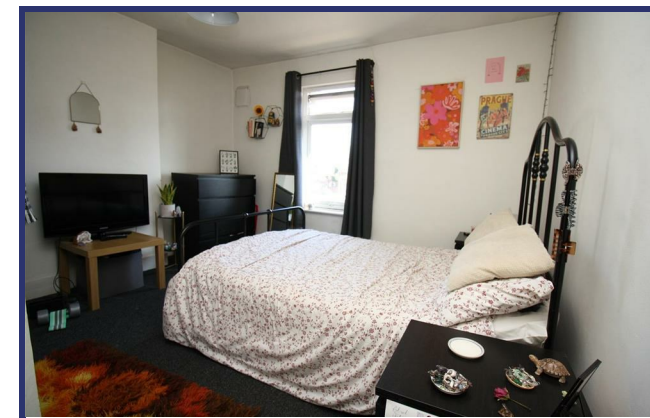
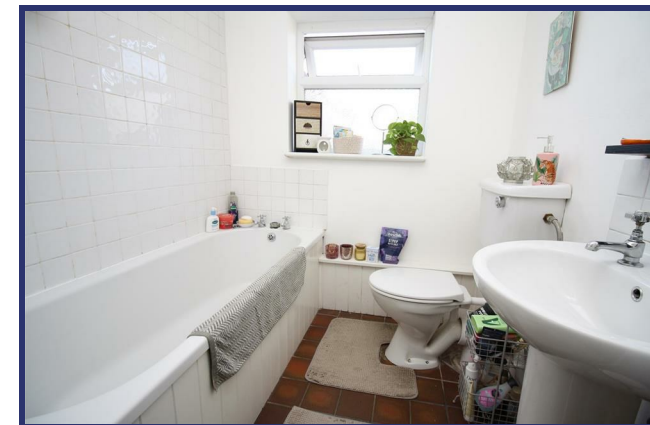
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

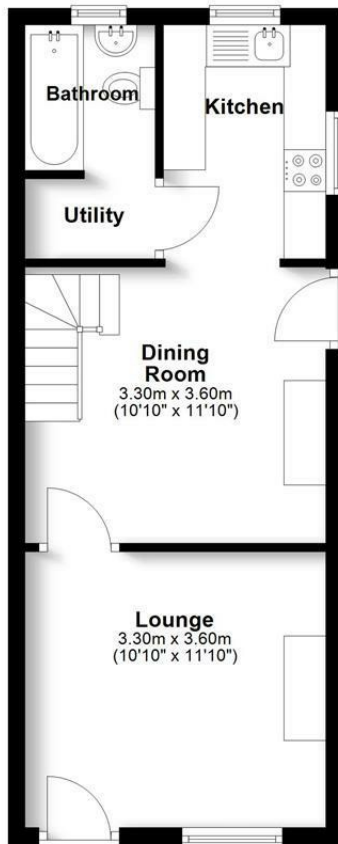






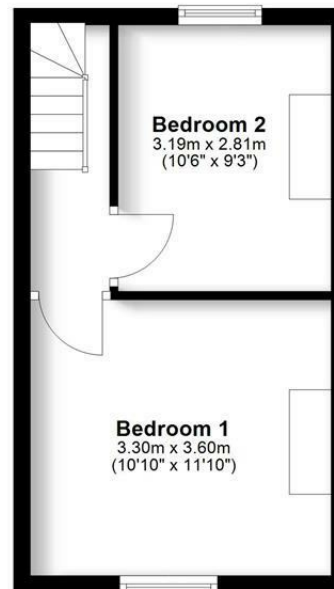
Ground Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



First Floor

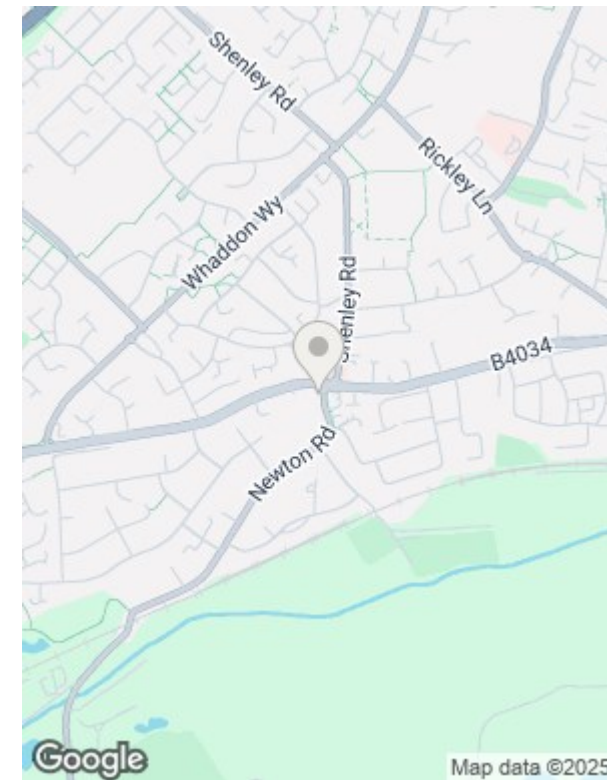
Approx. 23.7 sq. metres (255.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

