



Wadhurst Lane, Milton Keynes, MK7 6JF



**2 Wadhurst Lane
Kents Hill
Milton Keynes
MK7 6JF**

£340,000

A MUCH IMPROVED THREE BEDROOM END OF TERRACE, situated in the much sought after area of Kents Hill. The property has undergone a generous REFURBISHMENT that includes REPLACEMENT UPVC DOUBLE GLAZING, full redecoration, all new flooring and doors.

The location is one of the most sought after areas in Milton Keynes as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and local convenience stores. It also has its own community pavilion, Park and one campus school and Kents Hill Park where children attend from foundation to year 11, in addition to being in close proximity to Caldecotte Lake for lovely walks. The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, lounge, SEPARATE DINING ROOM, REFITTED KITCHEN WITH BUILT IN OVEN & HOB, first floor landing, PRINCIPLE BEDROOM WITH BUILT IN WARDROBES AND AN ENSUITE, two further bedrooms and a family bathroom. The benefits include all new replacement UPVC double glazing, gas to radiator central heating, gardens and parking to the rear. The property is offered with NO UPPER CHAIN and viewing is highly recommended. EPC rating C.

- Sought After Location
- Close Proximity To M1 & A5
- Three Bedroom End Of Terrace
- All New Replacement UPVC Double Glazing
- Refitted Kitchen
- Downstairs Cloakroom
- Separate Lounge And Dining Room
- Principle Bedroom With Ensuite
- Full Redecoration, New Flooring and Doors
- No Upper Chain





Entrance Hall

Enter via a composite door with an obscure double glazed panel into the entrance hall. Replacement UPVC double glazed window to the side aspect. Stairs rising to the first floor. Doors to cloakroom, lounge and dining room. Replacement vinyl flooring. Radiator.

Cloakroom

Replacement obscure UPVC double glazed window to the front aspect. Suite comprising low level w.c. and wall mounted wash hand basin with tiling to splashback areas. Radiator. Replacement vinyl flooring.

Lounge

Dual aspect with box bay replacement UPVC double glazed window the side aspect and a UPVC double glazed window to the front aspect. Two radiators. Dado rail. New laid carpet.

Dining Room

Dual aspect with replacement UPVC double doors with UPVC double glazed panels to the rear garden. Replacement UPVC double glazed window to the side aspect. Radiator. New laid vinyl flooring. Archway to the kitchen.

Kitchen

Replacement UPVC double glazed window to rear aspect. Re-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 with extractor hood over. Wall mounted cupboard housing boiler. Tiled to splashback areas. Space for washing machine. Radiator. Understairs storage cupboard. Replacement vinyl flooring. Inset spotlights to ceiling.

First Floor Landing

Access to loft. New fitted carpet. Doors to all rooms.

Principle Bedroom

Replacement UPVC double glazed window to the front elevation. Built-in double wardrobe. Radiator. New laid carpet. Door to the en-suite.

En-suite

Replacement obscure UPVC double glazed window to the front elevation. Suite comprising low level w.c., wash hand basin and a fully tiled shower cubicle. Tiled to splashback areas. Radiator. Replacement vinyl flooring. Inset spotlights to ceiling.

Bedroom Two

Replacement UPVC double glazed window to the front elevation. Airing cupboard. Radiator. New laid carpet.

Bedroom Three

Replacement UPVC double glazed window to the side elevation. Radiator. New laid carpet.

Family Bathroom

Replacement obscure UPVC double glazed window to rear elevation. Suite comprising low level w.c., wash hand basin and a panel bath with a shower tap over. Tiled to splashback areas. Radiator. Wall mounted extractor fan. New laid vinyl flooring. Inset spotlights to ceiling.

Gardens & Parking

Front Garden

Mainly laid to lawn with steps down to the front door with a storm covered porch. Hedge to front. Further area laid to stone shingle.

Rear Garden

Paved patio area. Remainder laid to lawn. Outside tap. Gated rear access leading to parking. Fully enclosed by timber fencing.

Parking

Allocated parking 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.

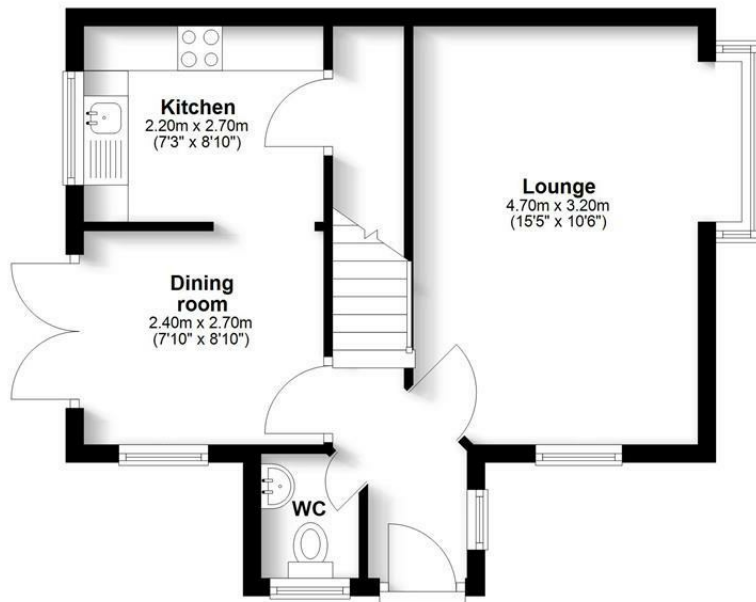






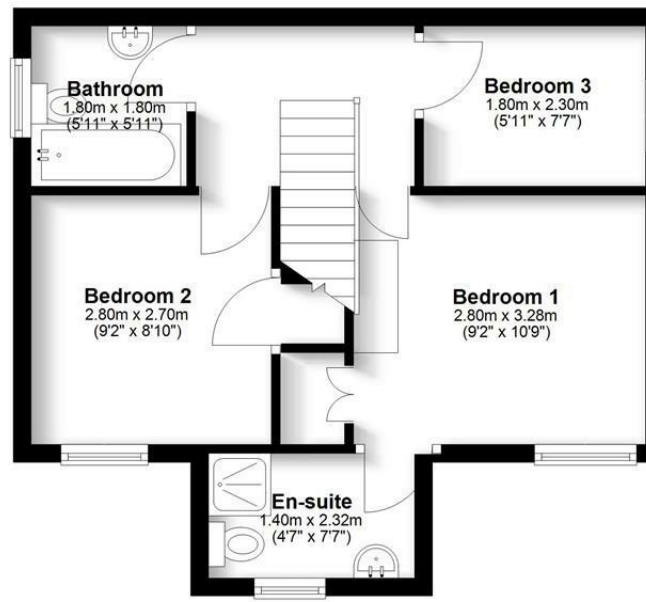
Ground Floor

Approx. 36.3 sq. metres (391.2 sq. feet)

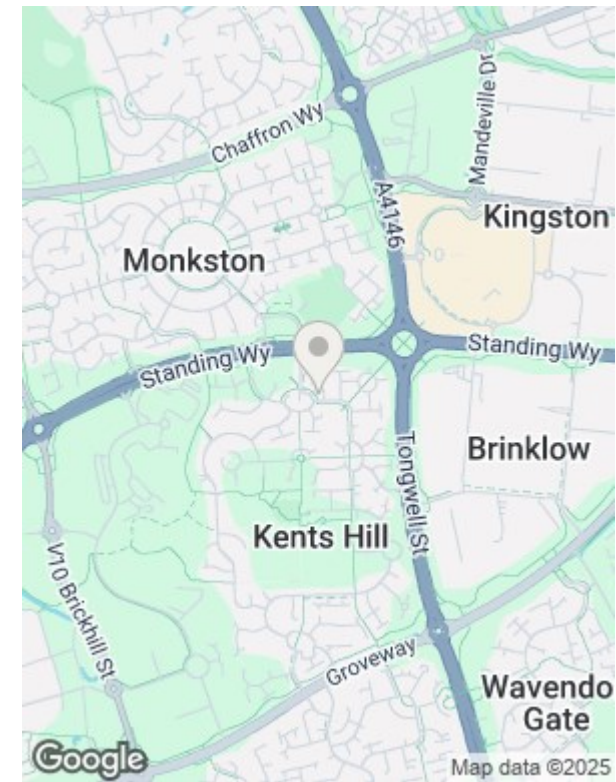


First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.0 sq. feet)



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		
(81-91) B		
(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	

