



Warwick Road, Milton Keynes, MK3 6AN



9 Warwick Road
Bletchley
Milton Keynes
Buckinghamshire
MK3 6AN

Offers In Excess Of £260,000

Carters are delighted to offer to the market this **SPACIOUS TWO DOUBLE BEDROOM END OF TERRACE** home, close to parkland, on the desirable Castle development in Far Bletchley. The location offers convenient access to the Bletchley train station with a direct route to London Euston as well as being walking distance to Rickley Park and easy access to schools, shops and other amenities.

The accommodation in brief comprises entrance hall, lounge with fireplace, kitchen/diner, first floor landing, **BEDROOM ONE WITH BUILT IN WARDROBES AND FURTHER STORAGE**, bedroom two and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, side passageway with access to the outbuilding currently used as a utility area and w.c., a front garden **WITH POTENTIAL PARKING FOR TWO VEHICLES** and a rear garden. The property is offered with **NO UPPER CHAIN** and would make an **IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT**. EPC rating D.

- Desirable Castles Development
- Close To Amenities
- Two Bedroom End Of Terrace
- Double Glazed
- Gas To Radiator Central Heating
- Kitchen/Diner
- Two Double Bedrooms
- Potential Parking For Up To Two Vehicles
- Ideal FTB/BTL Investment
- No Upper Chain





Carters can
arrange for you to
view this property
7 days a week



Entrance Hall

Entrance via UPVC door with patterned double glazed panel and patterned UPVC double glazed side panels. Stairs rising to 1st floor. Radiator. Doorway to lounge. Ceramic tiled flooring.

Lounge

UPVC double glazed window to front aspect. Wood surround fireplace with marble effect hearth and inset coal effect fire. Radiator. TV and telephone points. Laminate wood flooring. Doorway to kitchen/diner.

Kitchen/Diner

Two UPVC double glazed windows to rear aspect. UPVC door with patterned double glazed panel onto side passageway. Fitted kitchen comprising a range of wall and base units with roll top work-surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Built-in range style cooker with stainless steel extracted over. Radiator. Plumbing for washing machine. Door to under-stairs storage cupboard. Tile to splashback areas. Ceramic tiled flooring.

First Floor Landing

Patterned UPVC double glazed window to side elevation. Doors to two bedrooms and a bathroom. Loft access.

Bedroom One

Two UPVC double glazed windows to front elevation. Built-in double wardrobe. Further built-in storage cupboard. Radiator. Telephone point.

Bedroom Two

UPVC double glazed window to rear elevation. Door to airing cupboard. Radiator.

Family Bathroom

Patterned UPVC double glazed window to rear elevation. A white three-piece suite comprising of a wood panelled bath with shower over, pedestal mounted wash hand basin and a low-level WC. Heated towel rail. Tiled to splashback areas. Wall mounted extractor fan. Mosaic style ceramic tiled flooring. Spotlights to ceiling.

Exterior

Side Passageway- Doors leading to both front and rear access. Door to brick built outbuilding.

Outbuilding- Currently used for a utility area with a single glazed window to front aspect and door to a WC.

W.C. - White two piece suite comprising of a wall mounted wash hand basin and a low-level WC. Fully tiled walls and flooring.

Front- Mainly laid to lawn with pathway leading to front door. Slate shingle to side. PLEASE NOTE there is potential parking for up to two vehicles if the front lawn was paved as the curb has been lowered.

Rear Garden-Two tiered patio area. Remainder is mainly laid to lawn with a raised border. Pathway leading to further paved area at the foot of garden. Outside tap. Timber storage shed. 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.

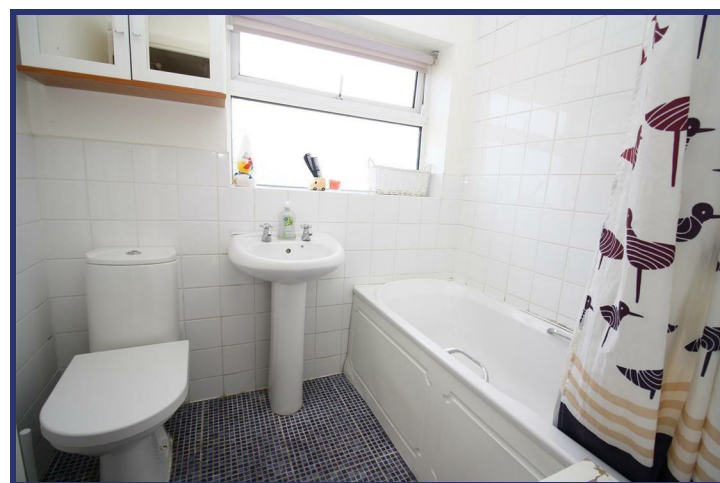
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

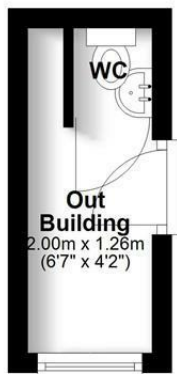
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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

Agents Note

Vendor has previously had planning permission for 6m extension to the rear. it has since elapsed.







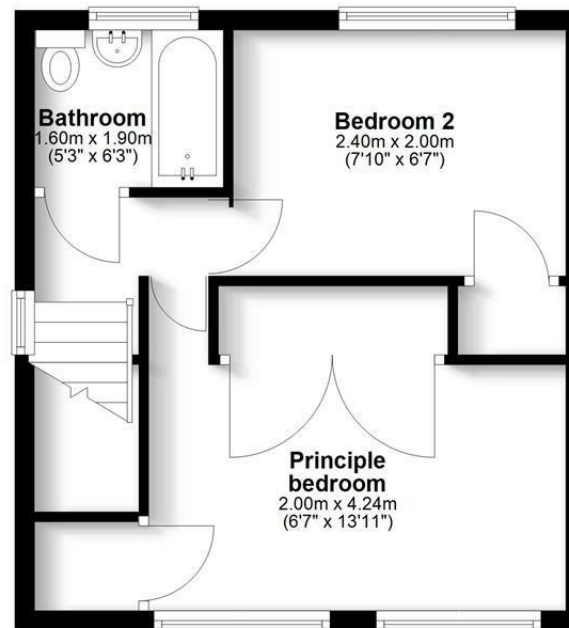
Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)

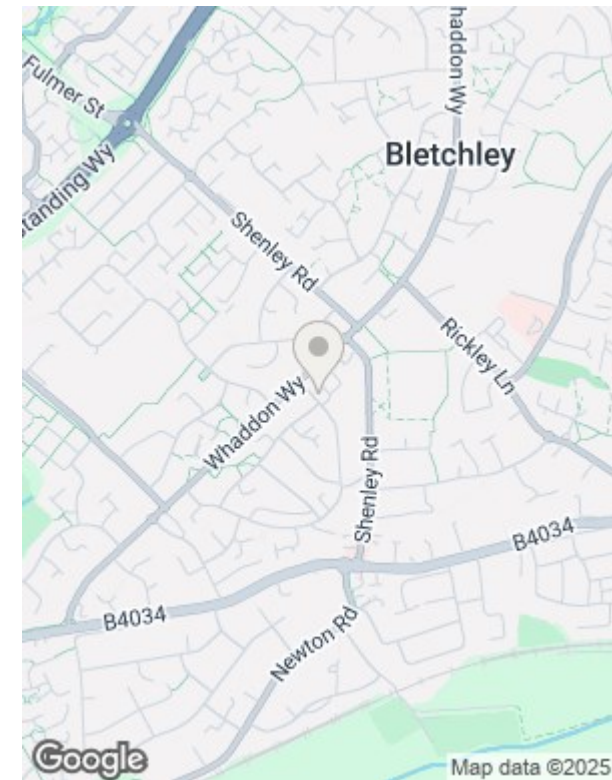


First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 65.3 sq. metres (703.4 sq. feet)



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		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

