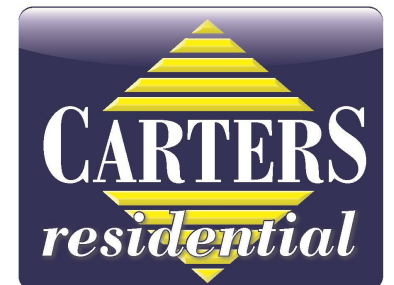




Melrose Avenue, Milton Keynes, MK3 6PT



59 Melrose Avenue
Bletchley
Milton Keynes
Buckinghamshire
MK3 6PT

£325,000

Carters are delighted to offer to the market this **THREE BEDROOM SEMI-DETACHED** family home, located in West Bletchley. The property is ideally located within walking distance to Bletchley Train Station offering a direct train into London Euston in under 45 minutes. It is also walking distance to a selection of local shops, a pub, parks and good schools.

The accommodation in brief comprises of an entrance hall, lounge/diner, CONSERVATORY, kitchen, UTILITY ROOM and DOWNSTAIRS CLOAKROOM. To the first floor there are TWO DOUBLE BEDROOMS and a generous single, as well as a modern family bathroom. The benefits include UPVC double glazed windows throughout, gas to radiator central heating with SOLAR PANELS, rear garden, INTEGRATED GARAGE WITH ELECTRIC UP AND OVER DOOR and parking in front for three further vehicles. EPC rating tbc.

- Extended Semi Detached House
- Three Bedrooms
- Kitchen with Utility Room
- Downstairs Cloakroom
- Fitted Solar Panels
- Garage & Driveway
- West Bletchley Area
- Close Proximity to Bletchley Train Station
- Large Conservatory
- EPC Rating TBC





Porch

Enter via a UPVC front door into entrance porch. Laminate flooring. Cupboard. Obscure full length UPVC double glazed window to front aspect. Archway to entrance hall.

Entrance Hall

Stairs to first floor landing. Telephone point. Door to lounge/diner. Radiator.

Lounge/Diner

Double glazed window to front aspect. T.V. and telephone points. Radiator. Sliding double glazed door to conservatory. Door to kitchen. Laminate floor.

Kitchen

Double glazed window to conservatory. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Fully tiled to walls and floor. Electric oven with four ring gas hob. Door to utility room. Understairs storage cupboard.

Utility Room

Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Fully tiled walls. Space for fridge/freezer, washing machine and tumble dryer. Double glazed window to rear aspect. Radiator. Obscure UPVC double glazed door to rear garden. Door to cloakroom. Access to garage.

Cloakroom

Suite comprising low level w.c. and wash hand basin. Fully tiled walls. Radiator.

Conservatory

Brick and UPVC double glazed construction with double glazed French doors to rear garden. Radiator.

First Floor Landing

UPVC double glazed window to side elevation. Storage cupboard. Access to loft housing the boiler. Doors to all rooms.

Principle Bedroom

UPVC double glazed window to rear elevation. Radiator.

Bedroom Two

Double glazed window to front elevation. Two built-in wardrobes. Laminate flooring. Radiator.

Bedroom Three

Double glazed window to front elevation. Radiator. Cupboard over stairs.

Family Bathroom

Two obscure double glazed windows, one to side and one to rear elevation. Suite comprising low level w.c., wash hand basin and panel bath with shower over. Fully tiled to walls and floor. Radiator. Inset spotlights and extractor fan.

Exterior

Exterior-

Front Garden-

Driveway offering off-road parking. Exterior light.

Rear Garden-

Fully enclosed by timber fencing. Door to conservatory and utility room. Patio area. Steps up to a raised patio area. Planted borders. Further steps to raised patio area with planted borders. Shed to remain. Exterior light and tap.

Garage

Up and over door. Power and light connected.

Disclaimer

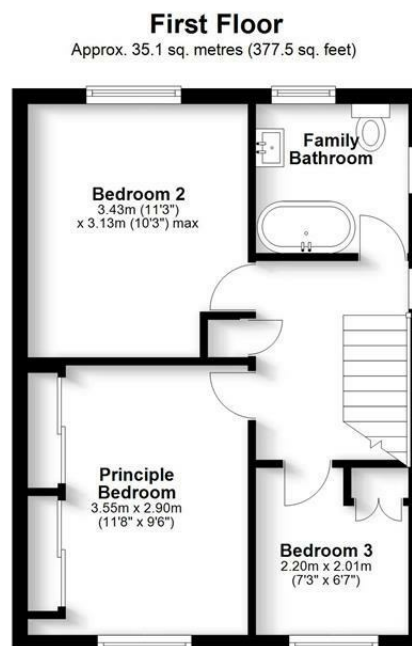
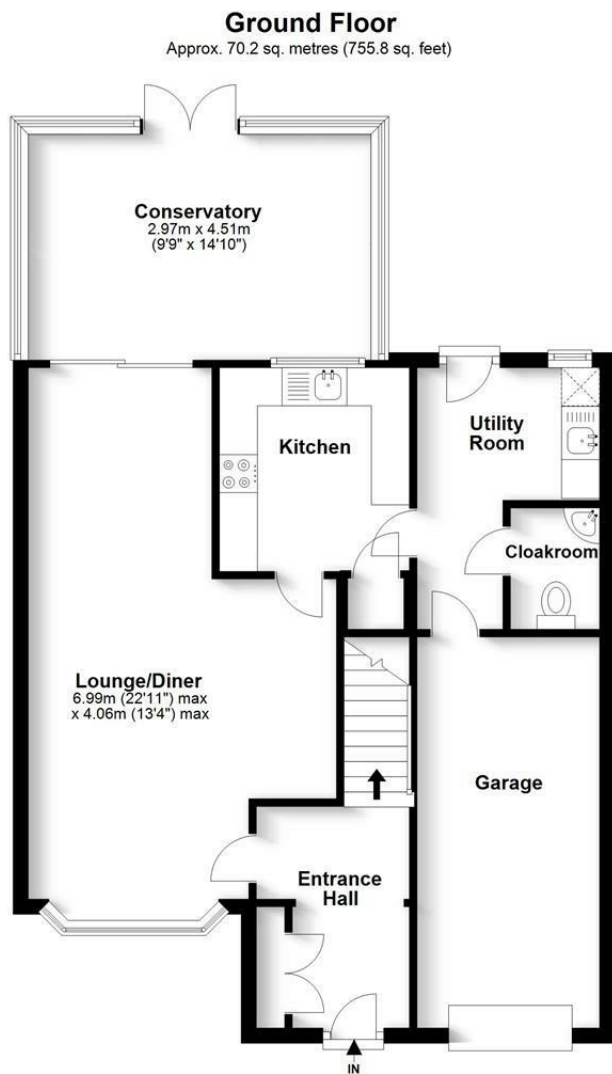
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Note to Purchaser

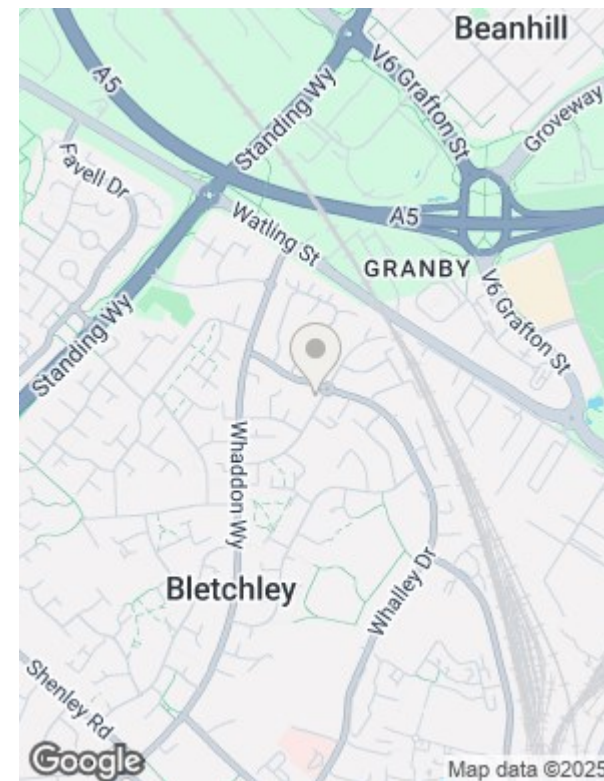
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.





Total area: approx. 105.3 sq. metres (1133.3 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	

