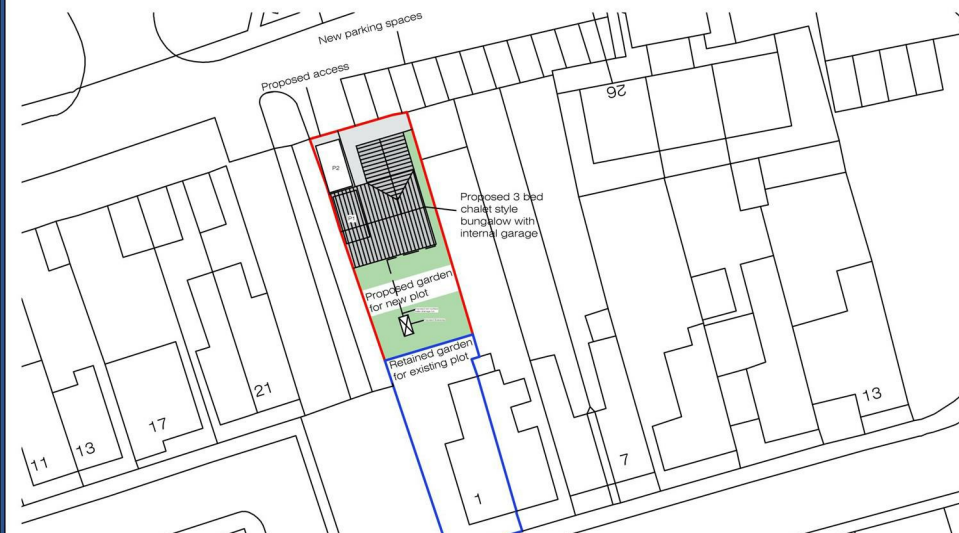
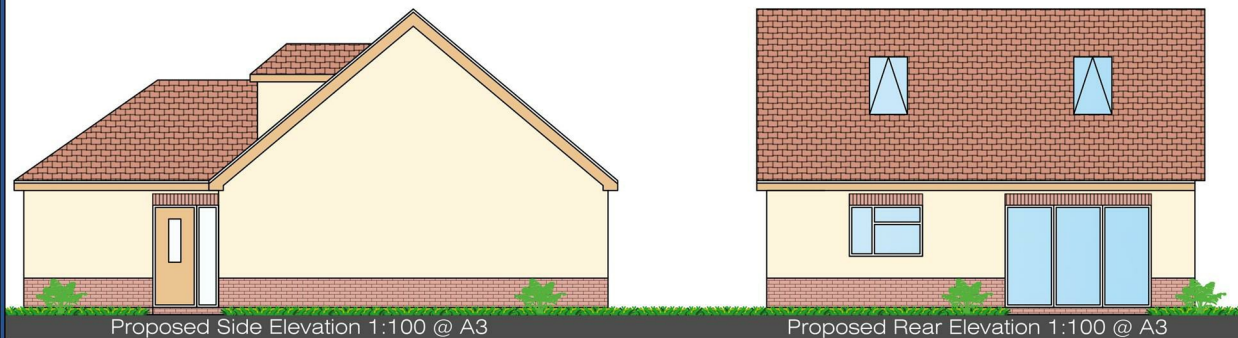
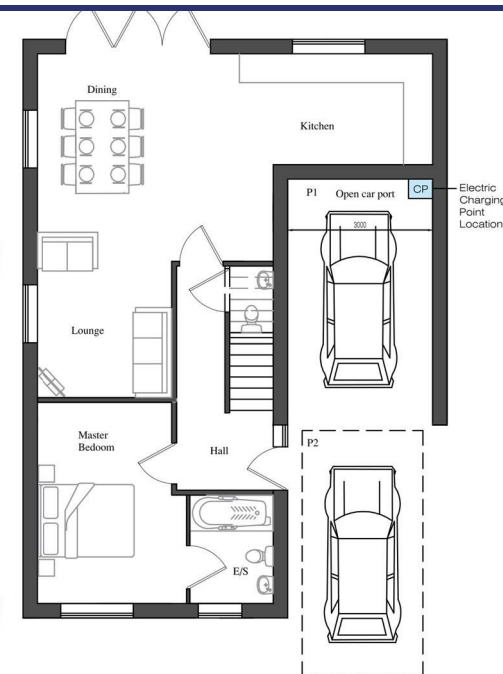
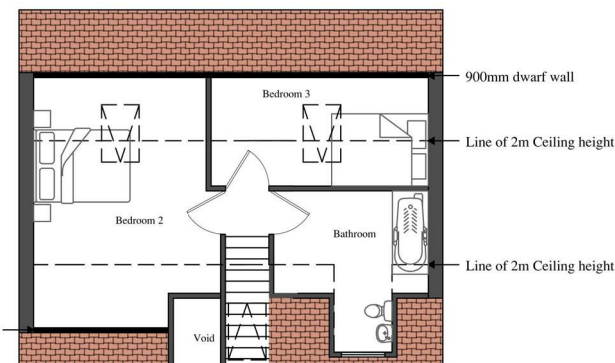




Proposed First Floor Plan 1:100 @ A3



Standard Building or Building Services Engineers and current BS specification. All works are to comply with the latest revision of the British standards. The client or appointed agent should advise of any known buried services and drainage location or restrictive covenants. Build-over agreements and party wall concerns are the responsibility of the client if applicable. This drawing should be read in conjunction with all other documents relating to the works. Do not scale from the drawing for construction or design purposes.

REVISION NOTES		
REV	DESCRIPTION	DATE

STAGE

☒ PRE APPLICATION

☐ LAWFUL DEVELOPMENT

☐ PLANNING APPLICATION

☐ CONDITIONS

☐ BUILDING CONTROL

☐ AS-BUILT

PROJECT

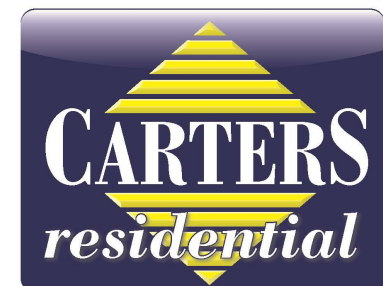
1 Saint Martins Street
Bletchley
MK2 2TZ

DRAWING NUMBER	OAK-K1
DATE	01/10/2019
SCALE	STATED @ A3
SHEET NUMBER	1 of 1
DRAWN BY	HD
CHECKED BY	LS
REVISION	A
CLIENT	K.Mack

DRAWING TITLE

Planning Application

St. Martins Street, Milton Keynes, MK2 2TZ



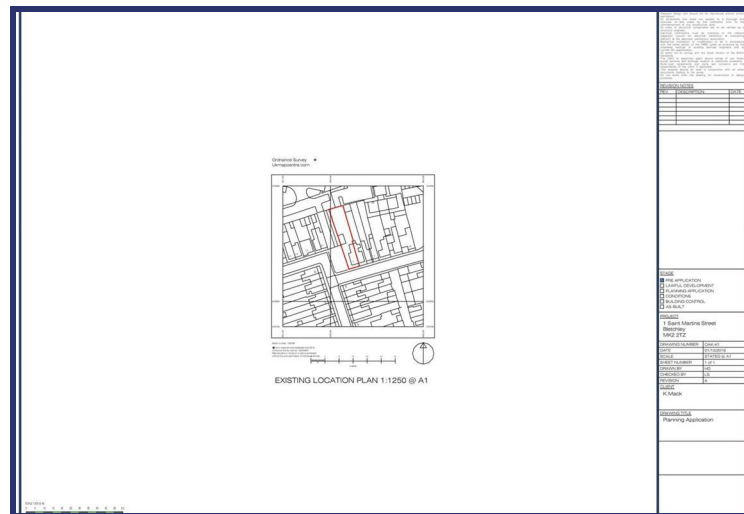
1 St. Martins Street
Bletchley
Milton Keynes
MK2 2TZ

Offers In Excess Of £400,000

*****ATTENTION DEVELOPERS*** A SPACIOUS BAY
FRONTED THREE BEDROOM SEMI DETACHED
PROPERTY WITH PREVIOUS PLANNING PERMISSION
FOR A THREE BEDROOM DETACHED CHALET
BUNGALOW in Central Bletchley.**

It is located within easy reach of the town centre, range of schools and within walking distance to Bletchley train station, providing mainline links to London Euston within 45 minutes. In addition there are good road links including the Leighton Buzzard Bypass and the A5. The accommodation in brief comprises an entrance hall, BAY FRONT LOUNGE, separate dining area, rear lobby, modern kitchen with built in oven and hob, downstairs bathroom, first floor landing and three bedrooms. The benefits include UPVC double glazing, gas to radiator central heating, gardens, DETACHED SINGLE GARAGE and generous driveway in front offering off road parking for four up to four vehicles. The previous planning granted for the bungalow included open plan living to the ground floor alongside the principle bedroom with ensuite and two bedrooms with a family bathroom to the first floor. Please note that some similar properties in the area have been converted to apartments but this is also very much STPP. Viewing at your earliest is highly recommended as interest is expected to be high. EPC rating D.

- Development Opportunity
- Previous Planning Granted For A Three Bedroom Detached Chalet Bungalow
- Central Bletchley
- Three Bedroom Semi Detached
- Spacious
- Potential To Extend To The Side STPP
- Generous Plot
- Garage & Large Driveway
- Viewing Is Highly Recommended
- EPC Rating D





Reception Hall

Enter via a composite door with pattern obscure double glazed panel into the entrance hall. Stairs rising to the first floor. Radiator. Part glazed door to the lounge.

Lounge

UPVC double glazed bay window to the front aspect. Radiator. Open space for a fireplace. Archway to the dining area.

Dining Room

UPVC double glazed window to the side aspect. Radiator. Low level understairs storage cupboard. Archway to the kitchen. Doorway to the rear lobby.

Rear Lobby

UPVC double glazed window to the side aspect. UPVC door with obscure double glazed panel to the rear. Spotlights to the ceiling.

Kitchen

UPVC double glazed window to the 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 five ring gas hob with stainless steel extractor hood over. Plumbing for washing machine. Tiled to splashback areas. Space for fridge/freezer. Ceramic tiled flooring. Inset spotlights to ceiling. Door to family bathroom.

Family Bathroom

Obscure UPVC double glazed window to front and side aspects. White suite comprising low level w.c., wash hand basin and bath with a shower tap over. Heated towel rail. Please note there is some remedial work required to the floor and ceiling.

First Floor Landing

Access to loft. Doors to three bedrooms.

Bedroom One

UPVC double glazed window to front elevation. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

Bedroom Three

UPVC double glazed window to side elevation. Radiator.

Exterior

Front
Mainly laid to slate with a path leading to the front door. Enclosed by a small brick retaining wall and wrought

iron gate. Generous size driveway to the side in front of the garage offering off-road parking for 4/5 vehicles.

Rear

Paved patio area. Iron gates and a brick retaining wall leading to the potential building plot which is currently uncultivated.

Garage

Detached single garage with up and over door situated to the rear of the property.

Potential Building Plot

The plot is situated at the rear taking up a large portion of the current rear garden. Previous planning was granted for a proposed detached three bedroom chalet bungalow to include open plan living to the ground floor along side a principle bedroom with ensuite. To the first floor there would be two bedrooms and family bathroom. The planning was granted in 2019 (19/02037/FUL) and has since elapsed but planning could be sought again.
PLEASE SEE PHOTOS FOR THE PROPOSED BUNGALOW.

Note To Purchasers

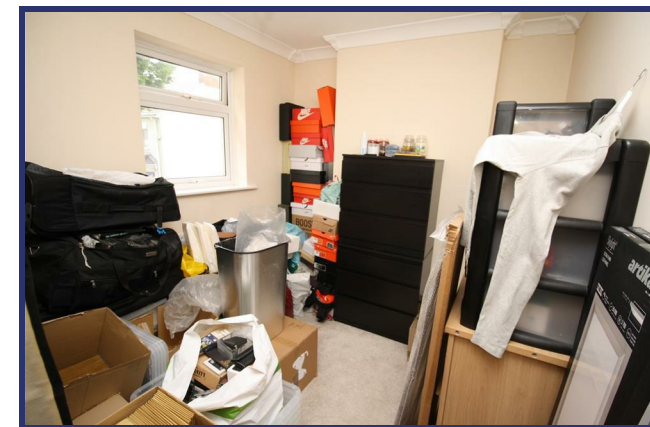
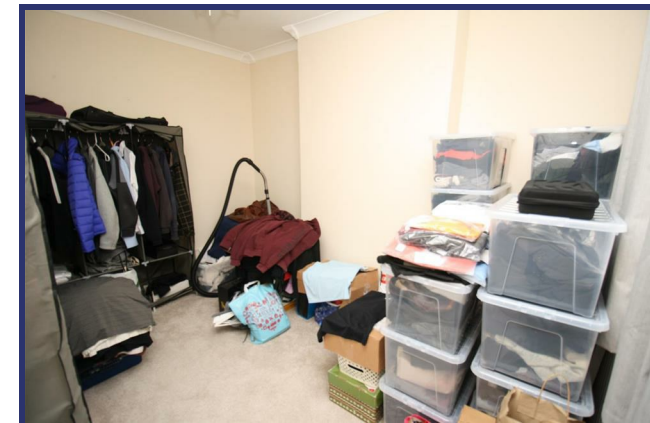
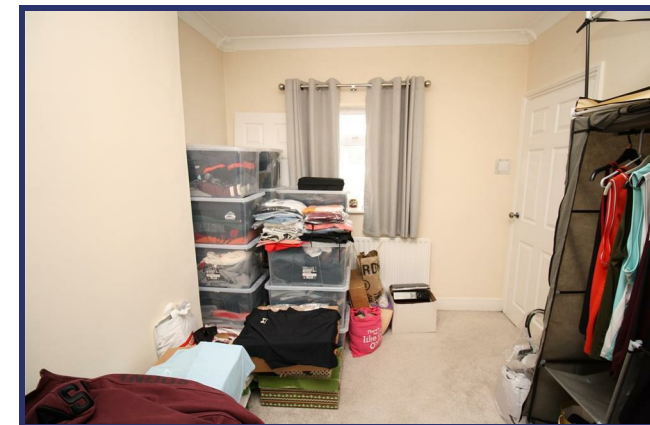
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

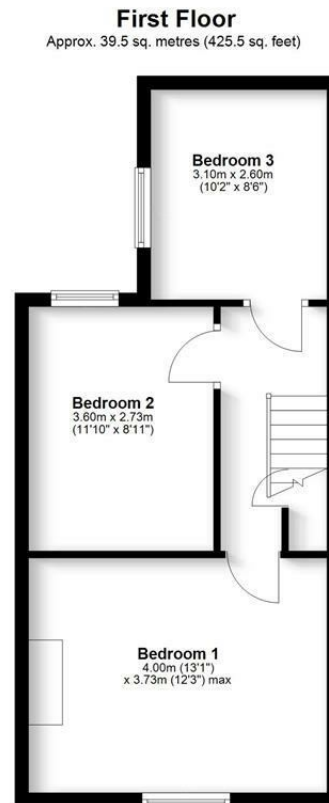
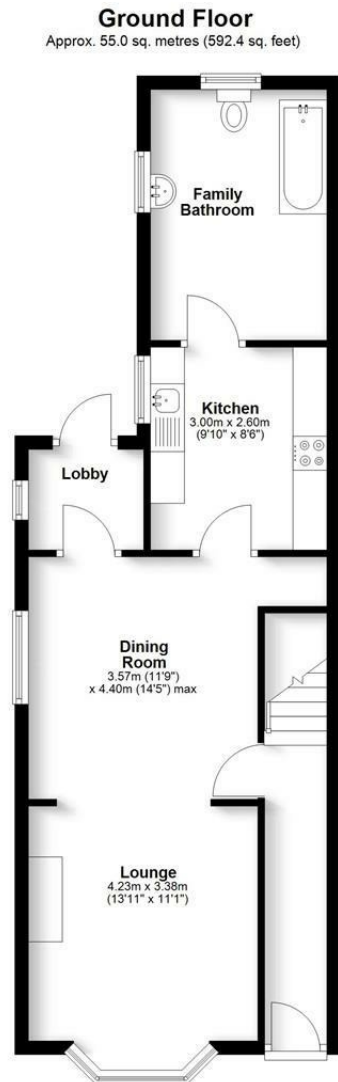
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

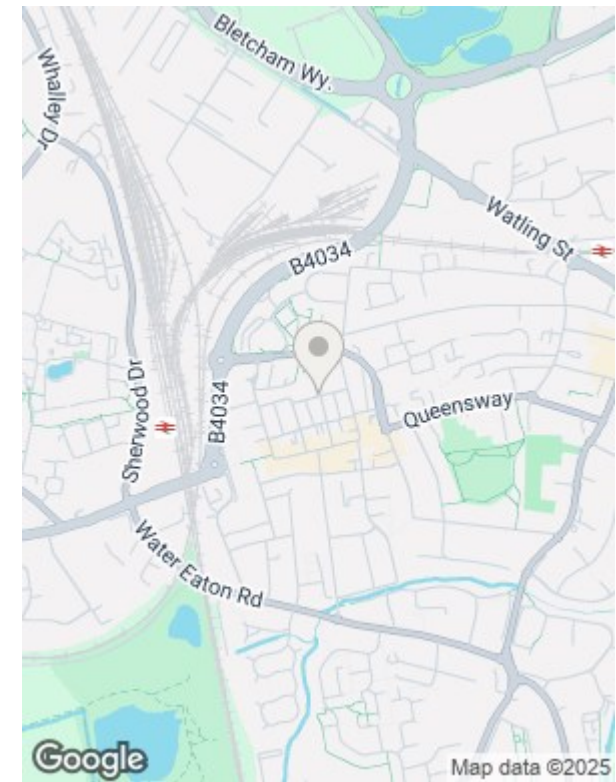
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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







Total area: approx. 94.6 sq. metres (1017.9 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	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

