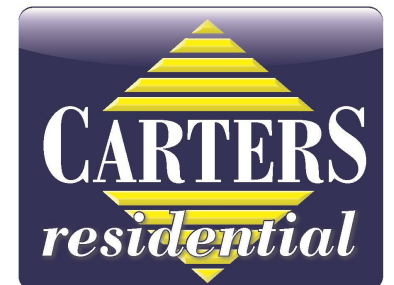




Millward Drive, Milton Keynes, MK2 2DB



61 Millward Drive
Bletchley
Milton Keynes
MK2 2DB

Offers In Excess Of £365,000

A WELL PRESENTED FOUR DOUBLE BEDROOM family home, offering SPACIOUS AND VERSITILE ACCOMMODATION, SET OVER THREE FLOORS. Located in Fenny Stratford the property is close to the canal for lovely walks, as well as walking distance to the Fenny and Bletchley town centre shops. There is also great transport links including walking distance to Fenny Train Station with the East to West line and Bletchley train station providing mainline links to London Euston within 45 minutes, in addition to easy access to the A5 and Milton Keynes.

The accommodation in brief comprises entrance hall, downstairs cloakroom, UTILITY ROOM, BEDROOM 4/HOME OFFICE/FAMILY ROOM, first floor landing, 22FT LOUNGE/DINER, kitchen/breakfast room, second floor landing, PRINCIPLE BEDROOM WITH ENSUITE, two further double bedrooms and a family bathroom. The benefits include double glazing, gas to radiator central heating (replacement boiler 2024), a well maintained rear garden, INTEGRAL CARPORT and a further parking space. With over 1400SQFT of accommodation the property offers great family living and internal viewing is highly recommended. EPC rating C.

- Townhouse With Over 1400 SQFT Of Accommodation
- Versatile Accommodation Set Over Three Floors
- Close to Many Amenities & Commuter Routes
- Downstairs Cloakroom
- Utility Room
- Ground Floor Bedroom 4/Home Office/Family Room
- Ensuite To Principle Bedroom
- Carport & Parking
- Very Well Presented
- EPC Rating C





Entrance Hall

The property is entered via a hardwood door with an obscure double glazed panel into the entrance hall. Stairs rising to the first floor. doors to cloakroom, utility room and bedroom four/home office/family room. Understairs storage cupboard. Ceramic tiled flooring.

Cloakroom

White suite comprising wall mounted wash hand basin with tiling to splashback areas and a low level w.c. Radiator. Wall mounted extractor fan. Ceramic tied flooring,

Utility Room

Hardwood door to with double glazed panel onto rear garden. Base units with a roll-top worksurface over and and an inset stainless steel sink/drainer and mixer tap over. Plumbing for washing machine. Space for tumble dryer. Tiled to splashback areas. Radiator. Wall mounted Worcester Boiler (replaced in 2024). Ceramic tiled flooring. Ceiling mounted extractor fan.

Bedroom Four/Home Office/Family Room

Hardwood door with a double glazed panel and sealed unit double glazed side panels to the rear garden. Radiator.

First Floor Landing

Stairs rising to the second floor. Door to lounge/diner and kitchen/breakfast room. Radiator.

Lounge/Diner

L-shaped room with a sealed unit double glazed window to the rear elevation. Two radiators. Wood panelled walls at half height to the dining area. T.V and telephone points. Touch sensitive light switch.

Kitchen/Breakfast Room

Two sealed unit double glazed windows to front elevation. Fitted in a range of units to wall and base levels with worksurfaces over and a stainless steel sink with inset sink/drainer and mixer tap over. Built-in double oven and gas hob with stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Tiled to splashback areas. Radiator. Ceramic tiled flooring,

Second Floor Landing

Door to airing cupboard. Built-in storage cupboard. Doors to principle bedroom, bedroom two, bedroom three and family bathroom. Loft access.

Principle Bedroom

UPVC double glazed window to front elevation. Radiator. Openreach point. Part vaulted ceiling. Door to en-suite.

En-suite

White suite comprising fully tiled shower cubicle, pedestal mounted wash hand basin with tiling to splashback areas and a low level w.c. Radiator. Ceiling mounted extractor fan.

Bedroom Two

Sealed unit double glazed window to rear elevation. Radiator.

Bedroom Three

Sealed unit double glazed window to rear elevation. Radiator. Telephone point.

Family Bathroom

White suite comprising panel bath with shower tap over, pedestal mounted wash hand basin, and low level w.c. Tiled to splashback areas. Radiator. Spotlights. Ceiling mounted extractor fan.

Exterior

Front
Block paved path leading to front door with a storm covered porch.

Rear Garden

Well maintained. Small patio area. Remainder is part laid to artificial lawn. Timber deck seating area. Outside tap. Timber shed to remain. Gated rear access. Fully enclosed by timber fencing.

Carport & Parking

Integral carport offering off road parking for one vehicle. Further parking situated to the front of the property.

Property Information & Service Charges

Annual Ground Service Charge - the service charge is paid in January and the amount is their estimate of what the works will cost for the year. If the actual cost comes in lower they pass the funds over to the following year so the amount paid

is less.
The vendor has provided the following information: January 2024 £271.94 & January 2025 £502.09. This year was higher than normal as more works were carried out like looking at the houses guttering and fixing. Before this year it ranged from £200 - £300.

Please note there are solar panel but are currently not functional.

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 under take 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.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Material Information Summary

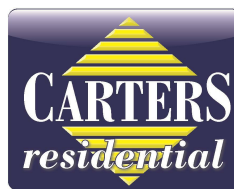
- Verified Material Information
- Council Tax band: D
- Tenure: Freehold
- Property type: House
- Property construction: Standard construction
- Energy Performance rating: C
- Electricity supply: Mains electricity
- Solar Panels: Yes
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: Mains gas-powered central heating is installed.
- Heating features: Double glazing
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
- Parking: Allocated and Driveway
- Building safety issues: No
- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: No
- Long-term area flood risk: No
- Historical flooding: No
- Flood defences: No
- Coastal erosion risk: No
- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: No
- Non-coal mining area: Yes

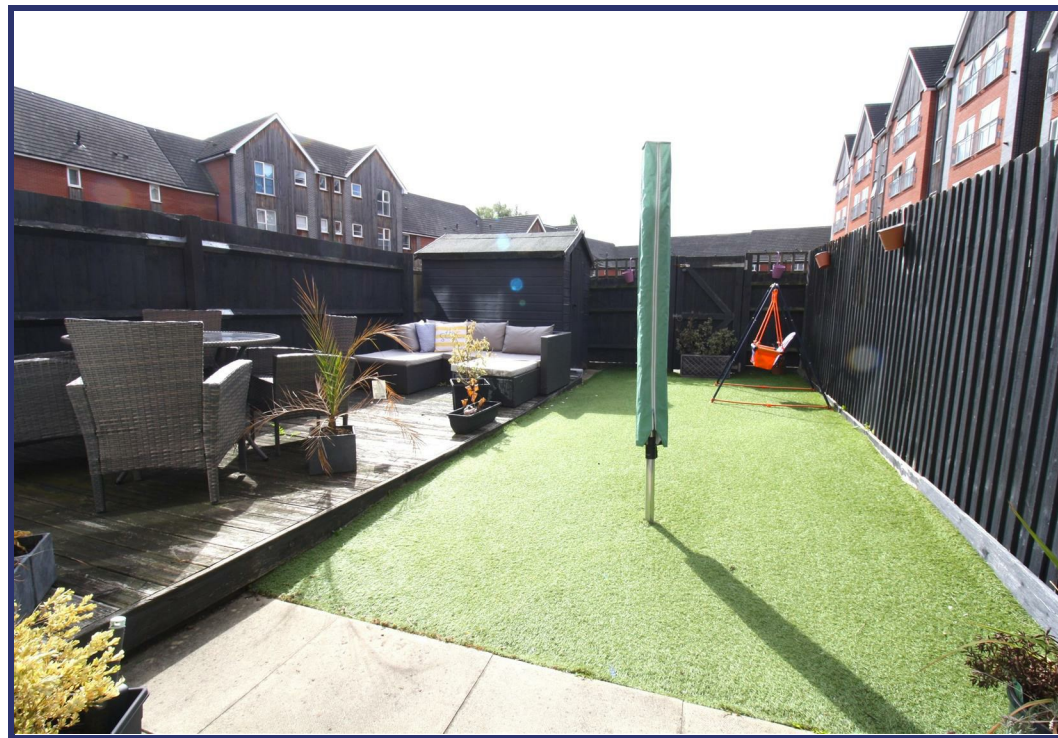
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

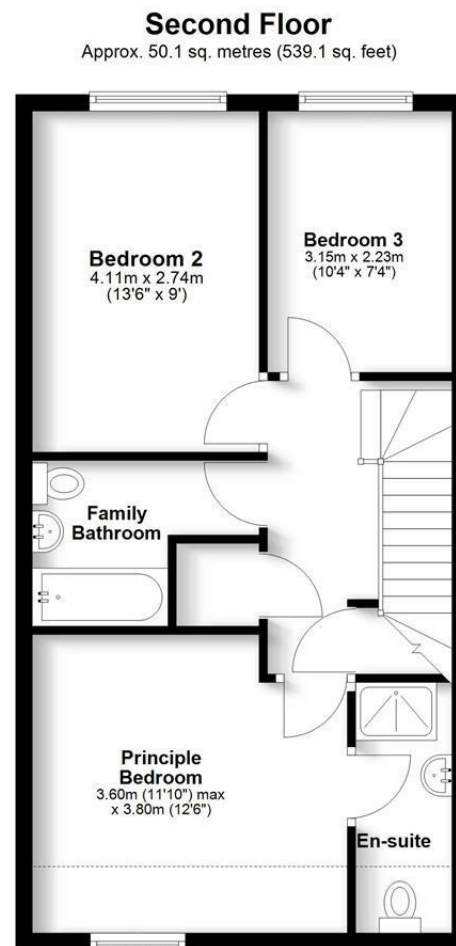
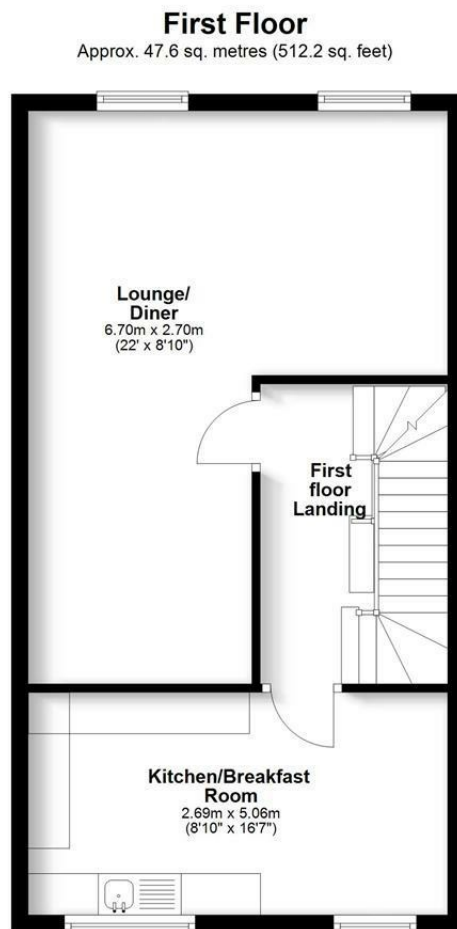
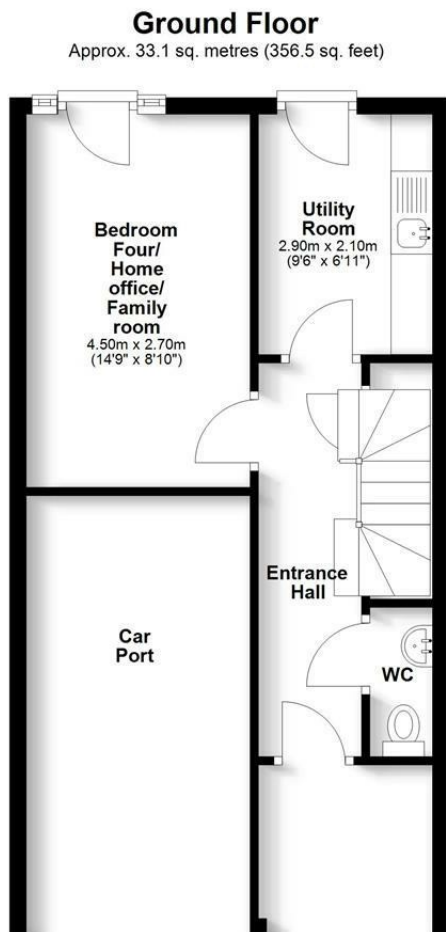
Disclaimer

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

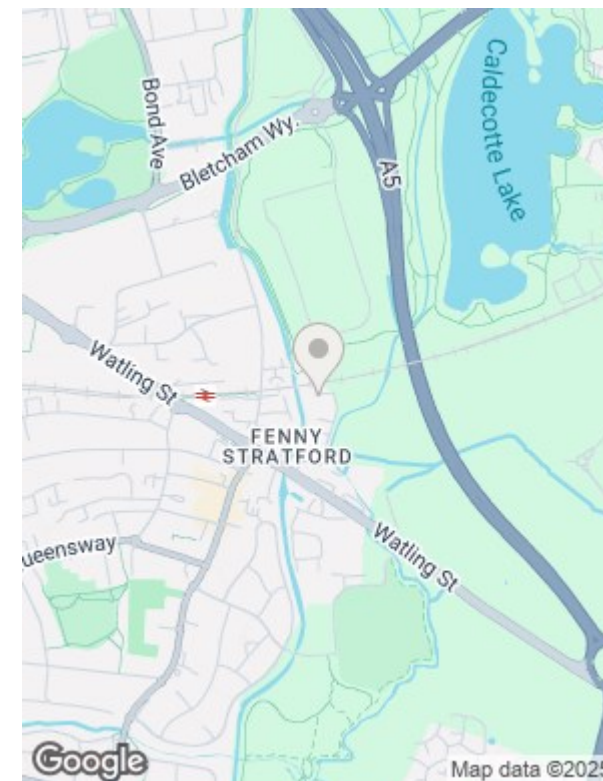








Total area: approx. 130.8 sq. metres (1407.7 sq. feet)



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	

