



Mortons Fork, Milton Keynes, MK13 0LA



**62 Mortons Fork
Blue Bridge
Milton Keynes
MK13 0LA**

£375,000

Carters are delighted to bring to the market this well presented, three bedroom family home offering living accommodation of in excess of 1,000 Sq ft, and has been greatly improved by the current owners.

The property is situated in the popular area of Blue Bridge and benefits from a re-fitted 'Wren' kitchen with integrated appliances, replacement doors and windows, and a South facing balcony off the master bedroom. The accommodation in full offers, entrance hall, re-fitted cloakroom, lounge, dining area, and kitchen to the ground floor. The first floor has three generous bedrooms, with a balcony to the master and a re-fitted bathroom. To the exterior, there is driveway parking for one vehicle and front and rear gardens.

- THREE BEDROOMS
- RE-FITTED 'WREN' KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE & DINING AREA
- REPLACEMENT COMBI BOILER & RADIATORS
- RE-FITTED CLOAKROOM & BATHROOM
- MASTER BEDROOM WITH BALCONY
- DOUBLE GLAZED
- GAS TO RADIATOR CENTRAL HEATING
- DRIVEWAY PARKING
- MUST BE VIEWED





Accommodation

Entrance Hall

Entry via obscured double glazed front door, stairs rising to first floor landing, obscured double glazed window to side and radiator. Stylish tiled floor which extends to the whole of the ground floor accommodation. Access is given to the lounge, dining area, kitchen, and the cloakroom.

Cloakroom

Fully tiled and re-fitted. Comprising low level WC, wall mounted wash hand basin, radiator. Tiled floor. Obscured double glazed window to rear.

Lounge

Sliding double glazed patio doors giving access to the rear garden. Tiled floor. A door leads to a storage area to the front of the property, which gives access to the driveway.

Kitchen

A stunning kitchen which has recently been re-fitted. Integrated appliances include an AEG induction hob, double electric oven, washing machine, dishwasher, a full height fridge and a freezer.

Concealed, wall mounted gas boiler, double glazed bay window to the front aspect.

The stylish worktops and tiled floor complete this lovely room.

Dining Area

Double glazed patio door opening onto the rear garden. Tiled floor. Radiator.

First Floor Landing

Laminate flooring throughout the first floor. Doors to all three bedrooms, and the family bathroom.

Bedroom One

A dual aspect room with a double glazed window to rear aspect, and sliding patio doors opening onto a south facing balcony to the front. Radiator.

Bedroom Two

Double glazed window to the rear aspect, built-in wardrobes. Radiator.

Bedroom Three

Double glazed bay window to front aspect. Built-in wardrobes, Radiator.

Bathroom

Obscured double glazed window to rear aspect. A re-fitted suite comprising, low level WC, wash hand basin, and a bath with shower over. Fully tiled, heated towel rail, and a tiled floor.

Rear Garden

Enclosed rear garden which has a high degree of privacy, patio area with steps up to a raised lawn area with various flower and shrub beds/borders.

Front Garden & Off Road Parking

The front garden is mainly laid to stone. Driveway providing off road parking for one vehicle.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band C.

Annual charge for The Roman Park Residents Club is approximately £75.

Location - Blue Bridge & Bancroft Park

Blue Bridge & Bancroft Park are two of the smallest developments within Milton Keynes and are conveniently located within easy access of Central Milton Keynes with its extensive shopping and main line railway station to London Euston (fastest trains 30 minutes), and the North. The historic towns of Stony Stratford & Wolverton are also close by. Residents of Blue Bridge & Bancroft Park have exclusive use of the Roman Park residents club offering a bar, community centre, and squash court. A small compulsory annual fee is payable by all residents for these facilities. Both developments are bordered by the North Loughton Valley Park - a beautifully landscaped park with a river, foot paths, bridle way and the remains of a Roman Villa.

Note for 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.

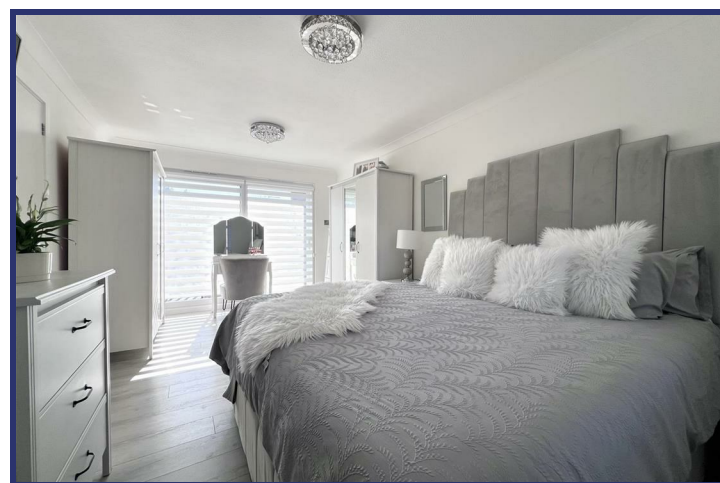
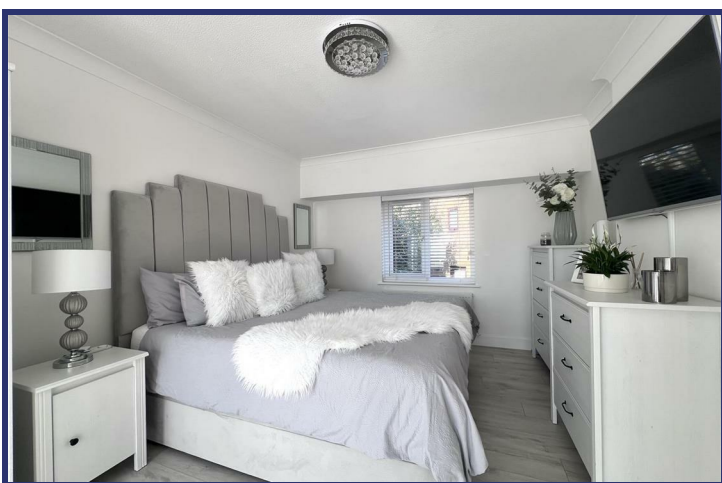
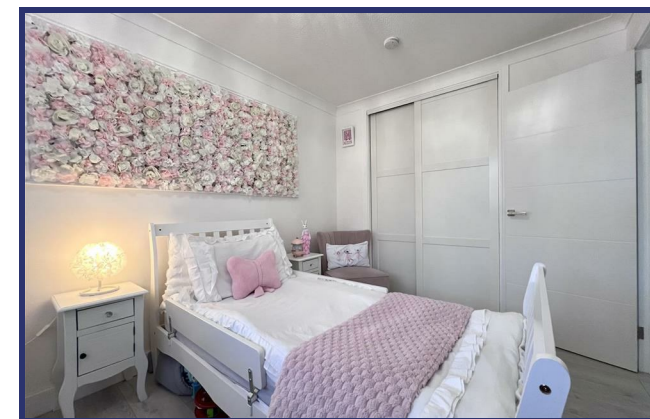
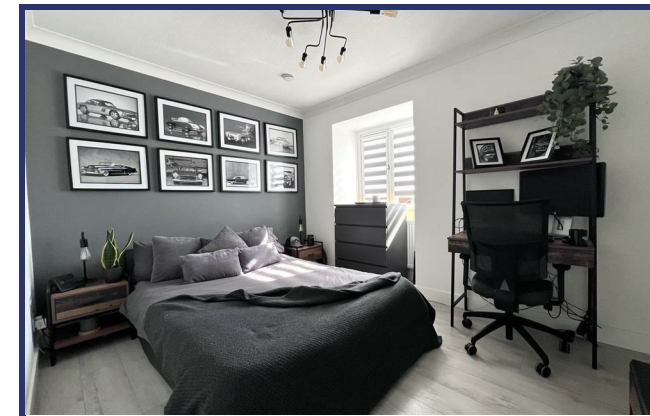
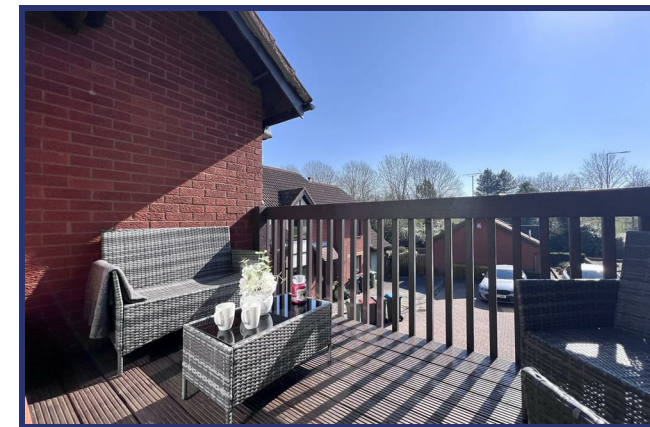
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

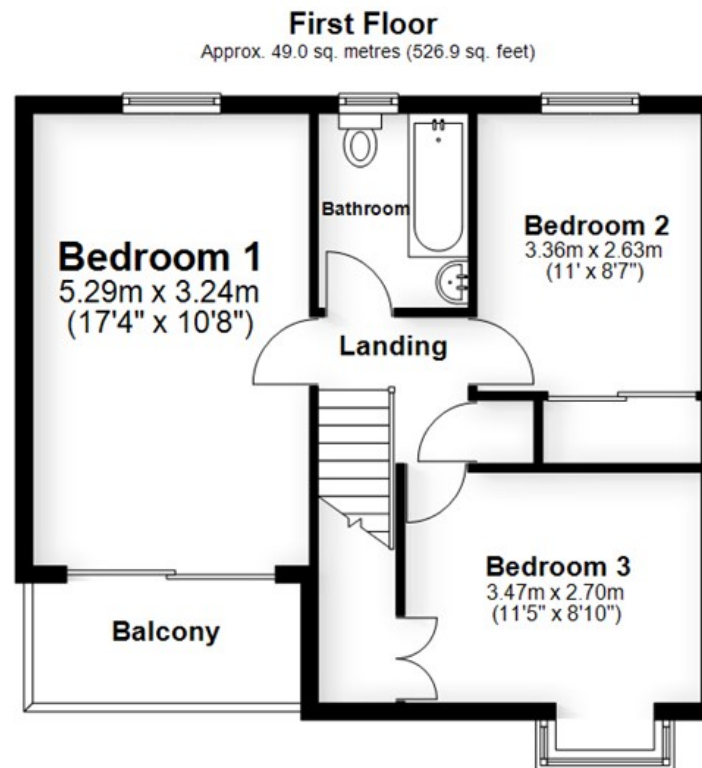
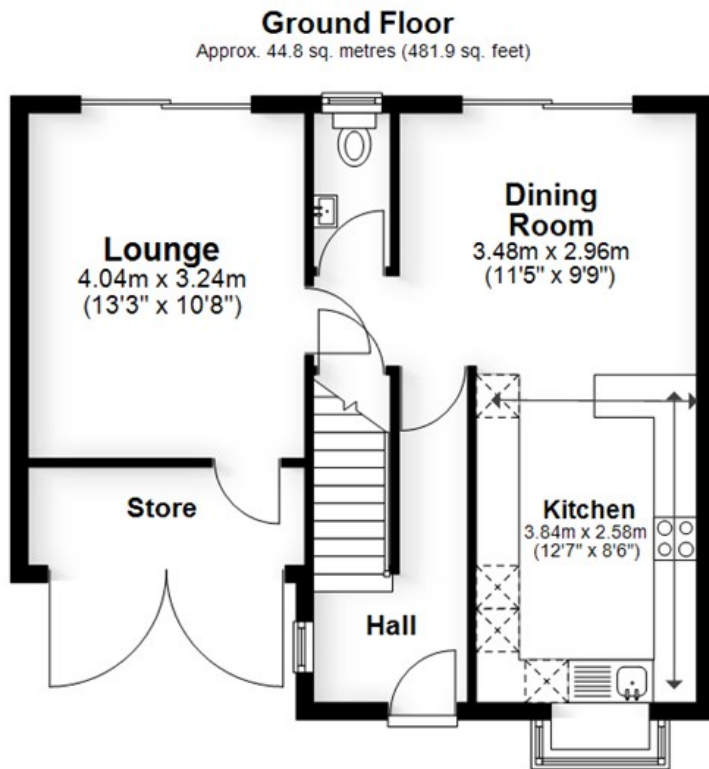
Disclaimer

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.





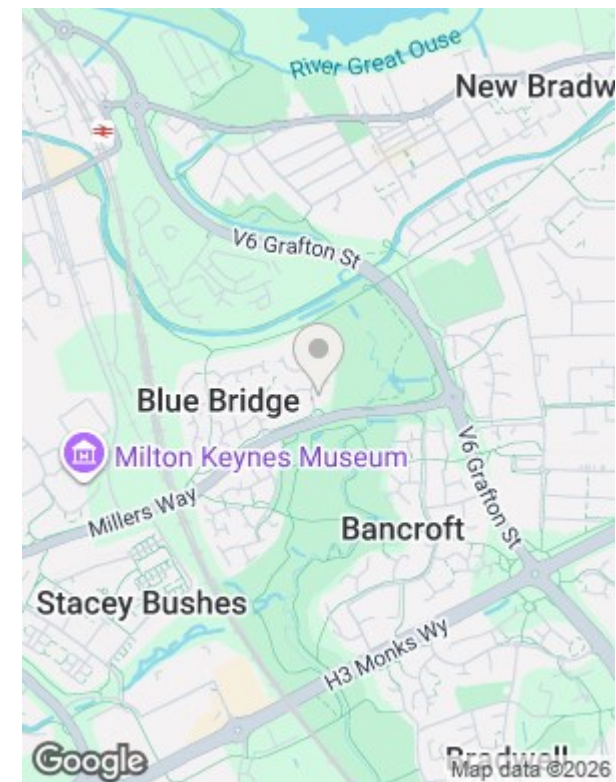




Total area: approx. 93.7 sq. metres (1008.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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		
(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	

