



Ultra Avenue, Milton Keynes, MK3 6GY



18 Ultra Avenue  
Bletchley  
Milton Keynes  
MK3 6GY

£360,000

A WELL PRESENTED THREE DOUBLE BEDROOM BAY FRONTED family home, offering SPACIOUS AND VERSITILE ACCOMMODATION SET OVER THREE FLOORS. Situated within the historic grounds of Bletchley Park, the location is within a short walk to Bletchley train station providing direct mainline links to London Euston within 45 minutes and as well as easy access to the A5 and M1, making it ideal for commuters.

In addition, there are a wide range of local amenities including Bletchley high street, leisure centre, schools, bus station and supermarkets all within walking distance. The accommodation in brief comprises an entrance hall, separate 16ft modern kitchen/diner with a built in and integrated dishwasher, UTILITY ROOM, downstairs cloakroom, BAY FRONTED FAMILY ROOM/STUDY, first floor landing, BAY FRONTED LOUNGE, bedroom three, family bathroom, second floor landing, 15'3FT PRINCIPAL BEDROOM WITH ENSUITE and a further double bedroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and off road parking for three vehicles. Internal viewing is highly recommended. EPC rating tbc.

- Desirable Bletchley Park Location
- Versatile Accommodation Set Over Three Floors
- Downstairs Cloakroom
- Family Room/Study
- Utility Room
- Principal Bedroom With Ensuite
- Three Double Bedrooms
- Well Maintained
- Off Road Parking For Three Vehicles
- EPC Rating Tbc





#### Entrance Hall

Enter via a composite door with an obscure double panel into the entrance hall. Stairs rising to the first floor. Door to kitchen/diner. Low level under stairs storage cupboard. Radiator. Telephone point. Karndean flooring. Inset spotlights to ceiling.

#### Kitchen/Diner

UPVC double glazed double doors with UPVC double glazed side panels to the rear garden. Modern kitchen fitted in a range of units to wall and base levels with worksurfaces over. One and a half bowl acrylic sink with drainer and mixer tap over. Built-in double oven and gas hob with a stainless steel extractor hood over. Integrated dishwasher. Space for fridge/freezer. Radiator. Door to utility room. and family room/study. Tiled flooring. Inset spotlights to the ceiling.

#### Utility Room

UPVC double glazed window to the rear aspect. Wall and base unit with worksurface. Stainless steel sink with drainer and mixer tap over. Plumbing for washing machine. Wall mounted boiler. Tiled to splash back areas. Door to cloakroom. Tiled flooring. Ceiling mounted extractor fan.

#### Cloakroom

White suite comprising wash hand basin with tiling to splashback areas and a low level w.c. Radiator. Tiled flooring. Ceiling mounted extractor fan.

#### Family Room/Study

Bay fronted UPVC double glazed window to front aspect. Radiator. T.V. point. Laminate wood flooring.

#### First Floor Landing

Stairs rising to the second floor. Doors to all first floor rooms. Radiator.

#### Lounge

Bay fronted UPVC double glazed window to the front elevation and a further UPVC double glazed window. Radiator. T.V. and telephone points.

#### Bedroom Three

Two UPVC double glazed windows to the rear elevation. Radiator. Laminate wood flooring.

#### Family Bathroom

White suite comprising a panel bath with shower tap over and a glass screen, wash hand basin with vanity unit under and a low level w.c. Radiator. Shaver point. Tiled to splashback areas. Laminate wood flooring. Ceiling mounted extractor fan. Inset spotlights.

#### Second Floor Landing

Doors to all second floor rooms. Door to airing cupboard. Access to loft.

#### Principal Bedroom

Two UPVC double glazed windows to front elevation. Two built-in double wardrobes. Radiator. Door to en-suite. Laminate wood flooring.

#### En-suite

Suite comprising low level w.c., pedestal mounted wash hand basin and a fully tiled shower cubicle. Chrome heated towel rail. Shaver point. Laminate wood flooring. Ceiling mounted extractor fan. Inset spotlights.

#### Bedroom Two

Two UPVC double glazed windows to rear elevation. Radiator. Laminate wood flooring.

#### Exterior

##### Front Garden

Small planted area. Path leading to the front door.

##### Rear Garden

Well maintained comprising of a paved patio. Remainder mainly laid to lawn with planted borders. Timber shed to remain. Outside tap. Gated rear access leading to a further parking space in addition to the two at the front of the property. Fully enclosed by timber fencing.

##### Parking

There are two allocated parking spaces to the front of the property and one to the rear.

##### Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band C

##### Note For Purchasers

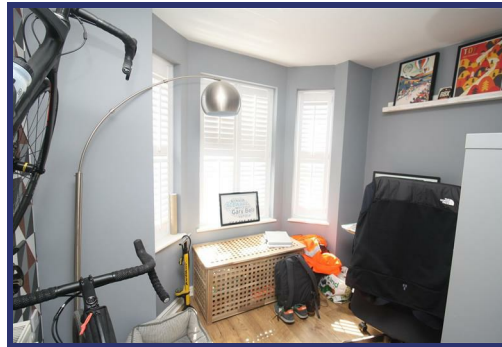
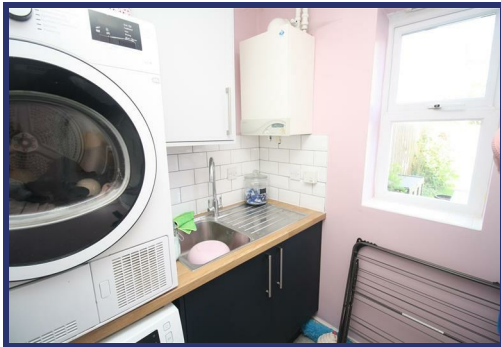
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

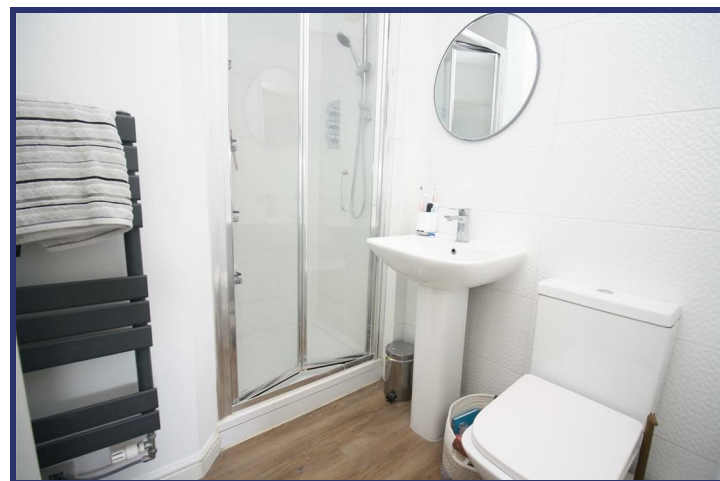
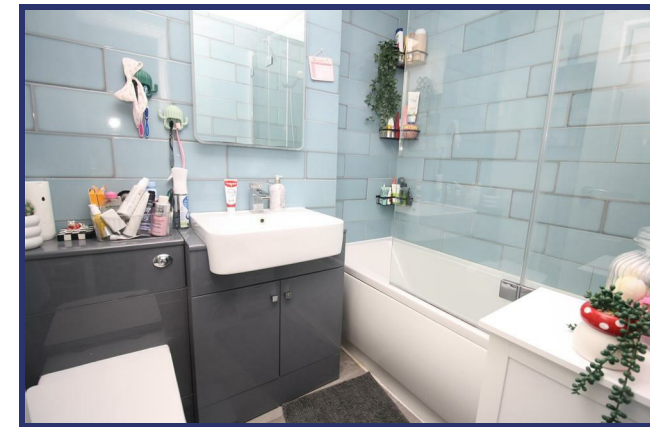
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

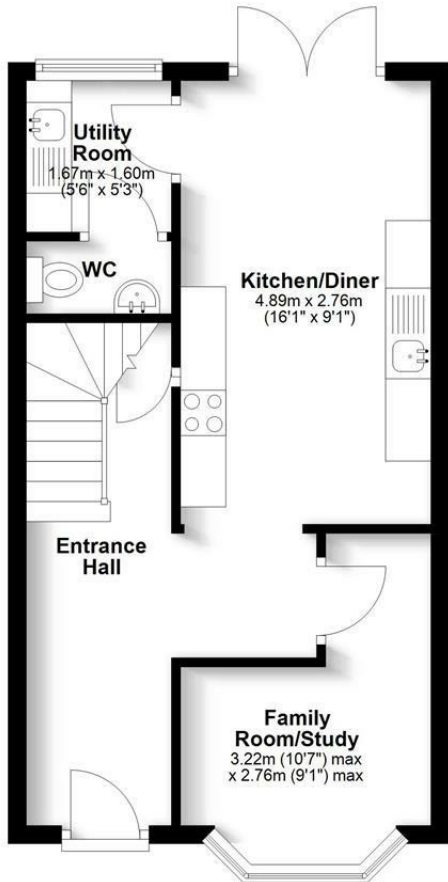






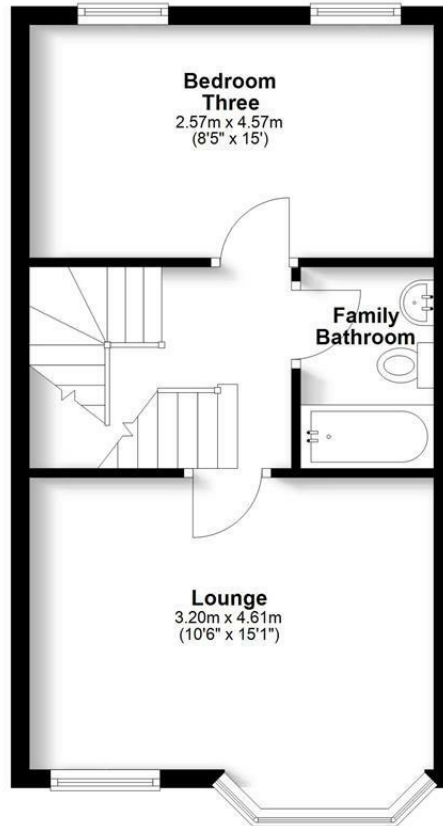
### Ground Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



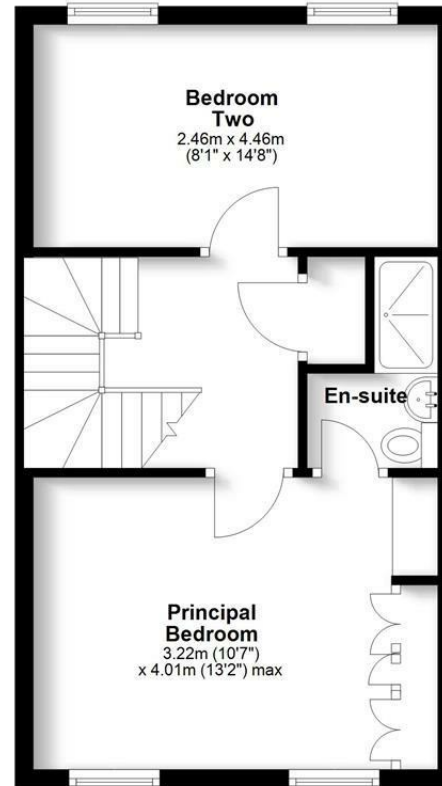
### First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)

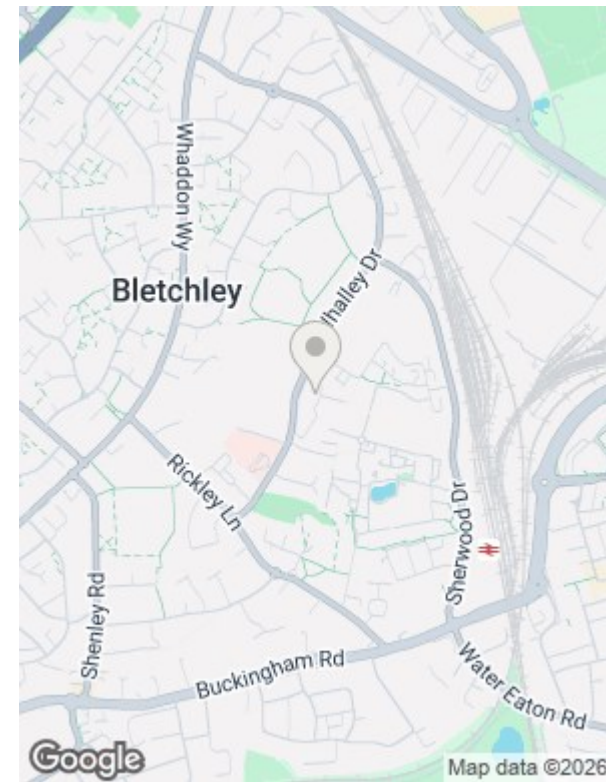


### Second Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 110.9 sq. metres (1193.9 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			
(69-80) C		79	83
(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	

