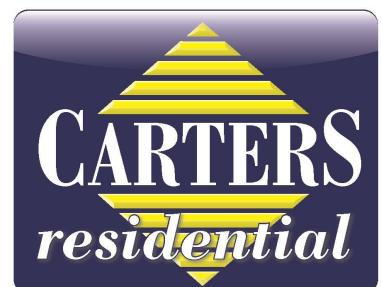




Newbridge Oval, Milton Keynes, MK4 2JQ



37 Newbridge Oval  
Emerson Valley  
Milton Keynes  
MK4 2JQ

**£243,000**

**A 2 bedroom mid terrace house located on the popular Emerson Valley development within walking distance of local schools and shops.**

The house has accommodation set on two floors comprising an entrance hall, lounge, kitchen/dining room, and on the first floor 2 double bedrooms and a bathroom. Outside the property has front and rear gardens.

The property is offered with vacant possession, does require some basic updating, but has been priced to reflect this – offered for sale chain free- a perfect first home or investment property.

- Mid Terrace House
- 2 Bedrooms
- Lounge
- Kitchen/ Dining Room
- Front & Rear Gardens
- Popular Estate with Schools & Shops
- Parking Space
- VACANT - CHAIN FREE SALE





#### Ground Floor

A door opens to a hall with stairs to the first floor and a door to the lounge.

The lounge has a window to the front and a door to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with an integrated hob, extractor hood and oven. Space for a washing machine. Space for dining table, window and door to the rear, gas and heating boiler.

#### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is located to the front and has a walk in wardrobe/ airing cupboard.

The bathroom has a WC, wash basin and bath with mixer tap shower over.

#### Outside

Front garden laid with lawn with a path to the front door and partly enclosed by a hedge.

The rear garden has lawn, patio and pathway to the rear gated access.

Parking space to the front.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

#### Heating

The property has gas to radiator central heating.

#### Location - Emerson Valley

Emerson Valley is a popular location on the sought after western flank of Milton Keynes. There is a good mix of residential housing and open park spaces with plenty of play areas and attractive walks for families; Furzton Lake and Howe Park Woods are also nearby. Westcroft

District Centre has a large supermarket plus further range of shops, eateries, doctors and dentist surgeries. Howe Park School and Emerson Valley School are located within the estate and Shenley Brook End secondary school is in close proximity.

#### 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

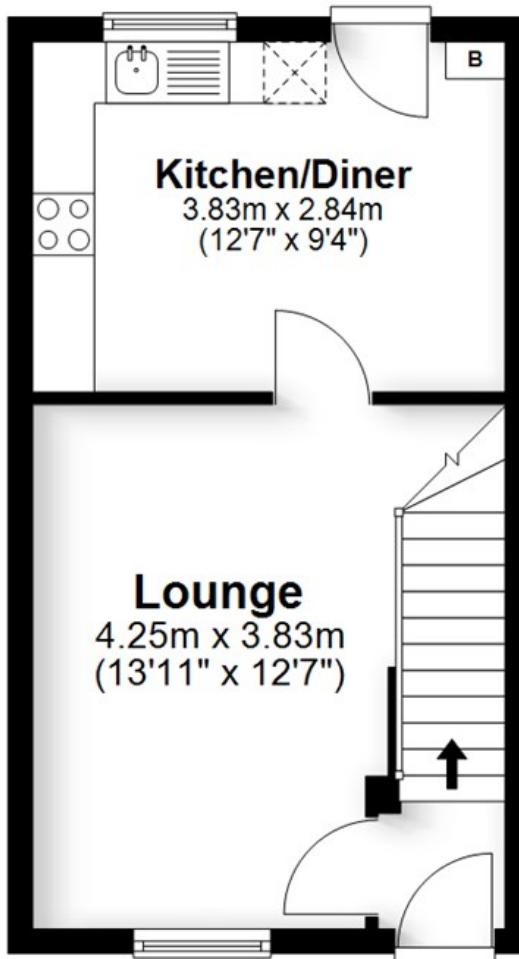
#### Disclaimer

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.



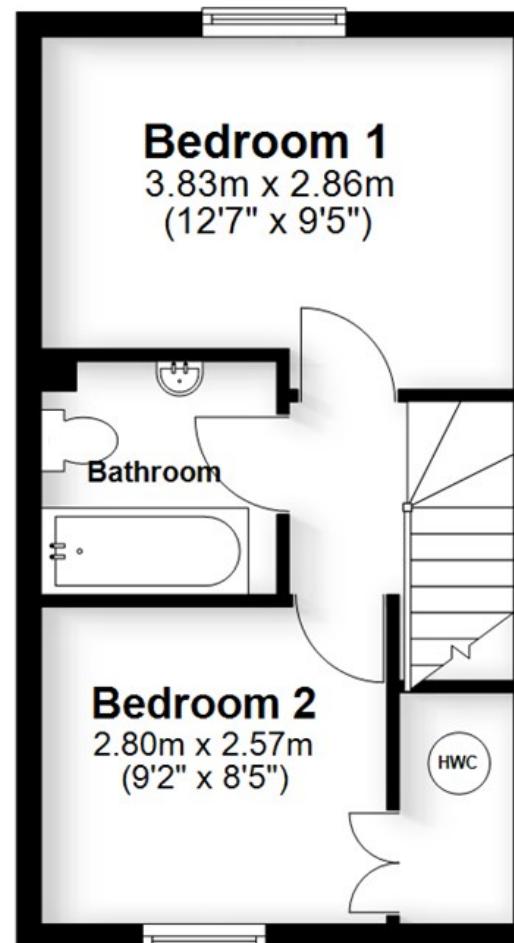
## Ground Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)

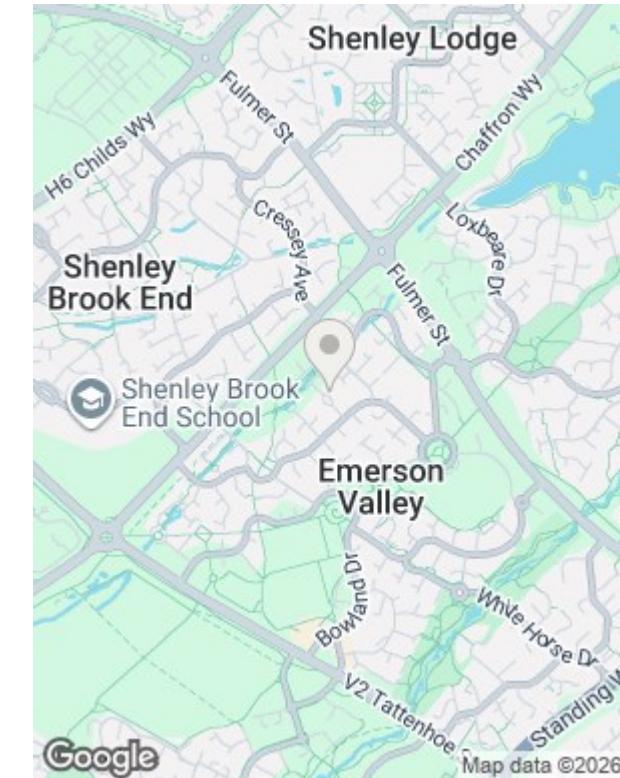


**Total area: approx. 55.1 sq. metres (592.8 sq. feet)**

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

01908 561010

[miltonkeynes@carters.co.uk](mailto:miltonkeynes@carters.co.uk)

[carters.co.uk](http://carters.co.uk)

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			
EU Directive 2002/91/EC			

