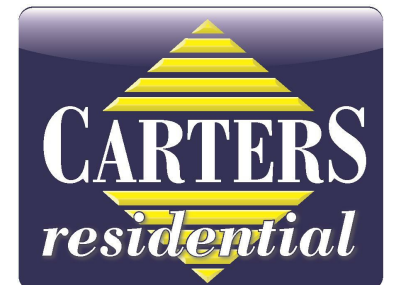




Gaddesden Crescent, Milton Keynes, MK7 7SQ





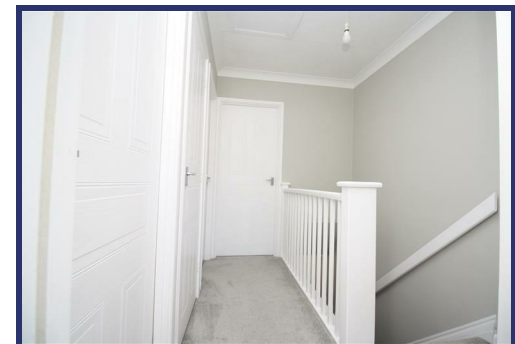
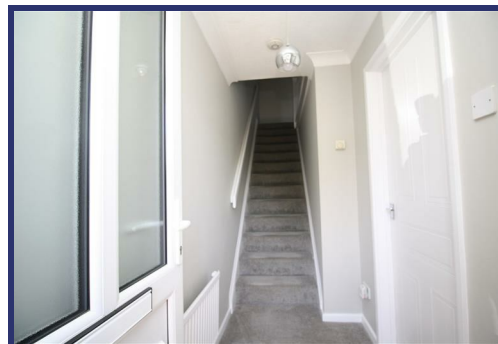
**112 Gaddesden Crescent  
Wavendon Gate  
Milton Keynes  
MK7 7SQ**

## **Offers In The Region Of £300,000**

A VERY RECENTLY REFURBISHED THREE BEDROOM MIDTERRACE, situated in the much sought after area of Wavendon Gate. The location is one of the most sought after areas in Milton Keynes as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School catchment.

The accommodation in brief comprises an entrance hall, LOUNGE, QUALITY REFITTED KITCHEN, first floor landing, principle bedroom with built in wardrobe, two further bedrooms and a REFITTED FAMILY BATHROOM. The benefits includes double glazing, gas to radiator central heating, well maintained gardens and ALLOCATED PARKING TO THE FRONT of the property. The property has been modernised to a very high standard and is OFFERED WITH NO UPPER CHAIN. Internal viewing comes with our highest recommendation to fully appreciate. EPC rating D.

- Sought After Location
- Close Proximity To M1 & A5
- Three Bedroom Property
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Recently Redecorated
- Well Maintained Rear Gardens
- Allocated Parking
- No Upper Chain
- EPC D





### **Entrance Hall**

Enter via composite UPVC door with obscure double glazed panel above. Stairs leading to first floor. Door leading to lounge/diner. Radiator.

### **Lounge/Diner**

UPVC double glazed window to front aspect. UPVC double glazed French double doors to garden. two radiators. Storage cupboard. T.V and telephone point. Door leading into kitchen.

### **Kitchen**

UPVC double glazed window to the front aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven and gas hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Wall mounted boiler. Tiled to splashback areas.

### **First Floor Landing**

Access to loft. Doors leading to all rooms. Storage cupboard.

### **Bedroom One**

UPVC double glazed window to front elevation. Radiator. Built-in wardrobes with double doors.

### **Bedroom Two**

UPVC double glazed window to rear elevation. Radiator.

### **Bedroom Three**

UPVC double glazed window to front elevation. Radiator. Built-in wardrobe.

### **Family Bathroom**

Obscure UPVC double glazed window to rear elevation. Three-piece white suite comprising of low-level W.C, wall mounted hand wash basin with storage under and white panel bath with shower over. Chrome heated towel rail. Ceiling mounted extractor fan.

### **Exterior**

Rear garden- Fully enclosed by timber fence. Patio area. Remainder laid to lawn.

Front garden- Pathway to house from allocated parking. Mix of mature bushes. Storage cupboard.

Allocated parking. One allocated parking to front of property.

### **Note To Purchaser**

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.

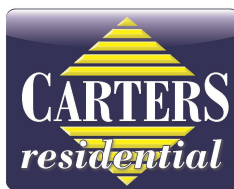
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### **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.

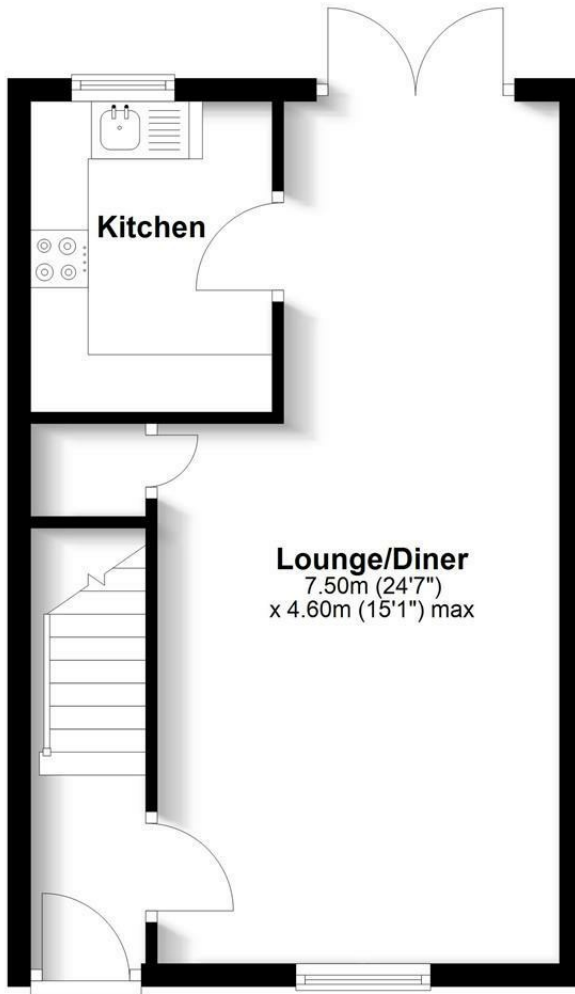






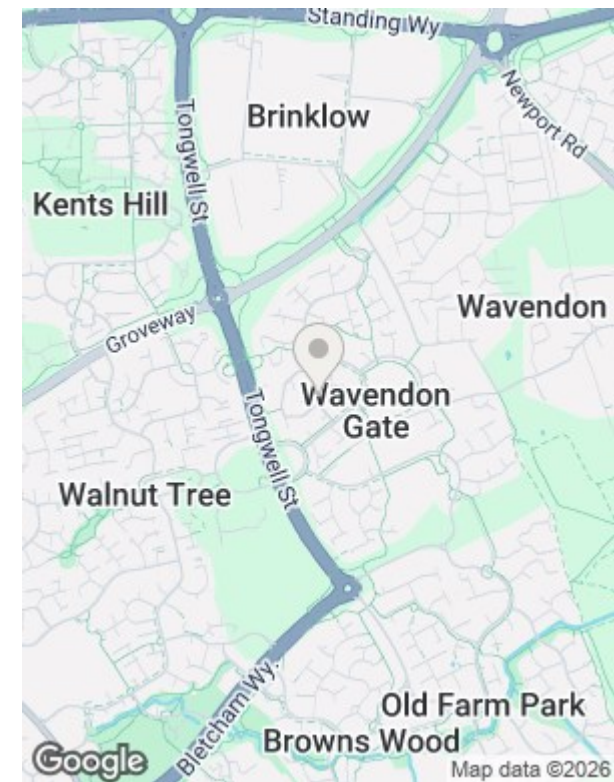
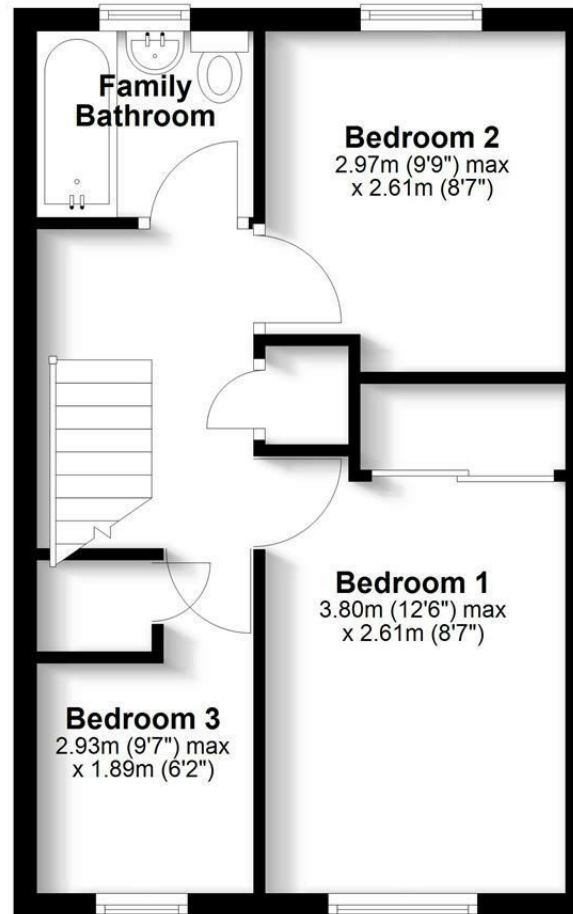
## Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.4 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                                   |  |                         | 89                                                                                    |
| (69-80) C                                   |  |                         |                                                                                       |
| (55-68) D                                   |  | 68                      |                                                                                       |
| (39-54) E                                   |  |                         |                                                                                       |
| (21-38) F                                   |  |                         |                                                                                       |
| (1-20) G                                    |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

