



Century Avenue, Oldbrook, MK6 2UL





**41 Century Avenue  
Oldbrook  
MK6 2UL**

**£254,000**

**A 2 bedroom terrace house with gardens and driveway, conveniently located close to the City Centre and nearby local shops to include a Lidl.**

The property has accommodation set on two floors comprising an entrance hall, lounge/dining room, fitted kitchen. On the first floor, 2 double bedrooms and a bathroom. It has a good sized rear garden.

The property is conveniently located within walking distance of the City Centre and the MK Central railway station.

Priced competitively for a quick sale - an ideal first home or investment purchase.

- 2 Bedroom Terrace House & Driveway
- Lounge/ Dining Room
- Fitted Kitchen
- Modern Bathroom
- 2 Good Sized Bedrooms
- Walk to the Railway Station
- Walk to the City Centre
- Close-by Supermarket
- Ideal First Home or Investment
- Vacant – No Onward Chain





**Carters can  
arrange for you to  
view this property  
7 days a week**



### **Ground Floor**

A front door opens to an entrance hall which has stairs to the first floor and doors to all rooms.

The lounge/dining room is located to the rear with sliding patio doors overlooking a good sized rear garden.

The kitchen has a range of unit units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated gas hob, extract hood and oven, and space for a washing machine. Gas central heating boiler and window to the front.

### **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 a good sized bedroom located to the front. Storage cupboard.

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

### **Outside**

Tarmac drive to the front with parking for at least 2 cars.

The rear garden is a good size – around 50 feet in length – laid lawn with a patio and enclosed by fencing. Rear gated access to a parking area to the rear.

### **Heating**

The property has gas to radiator central heating.

### **Cost/ Charges/ Property Information**

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### **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.

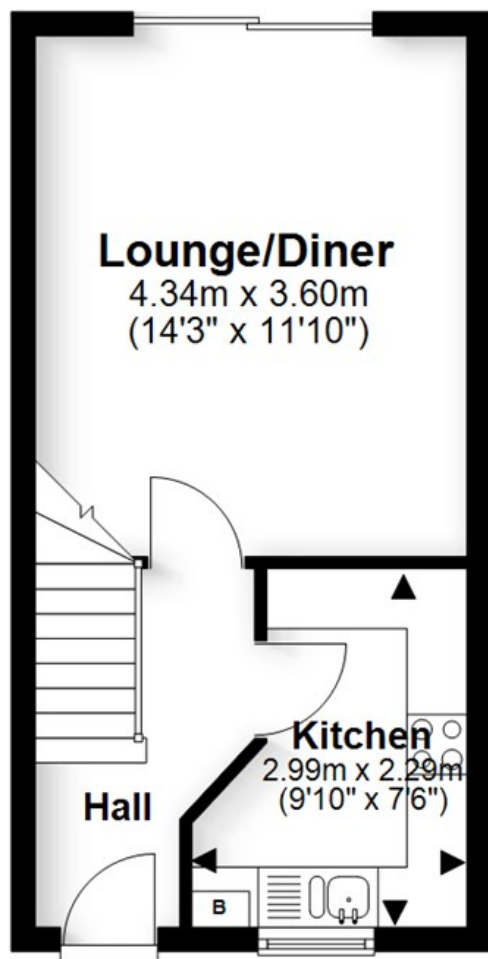
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### **Disclaimer**

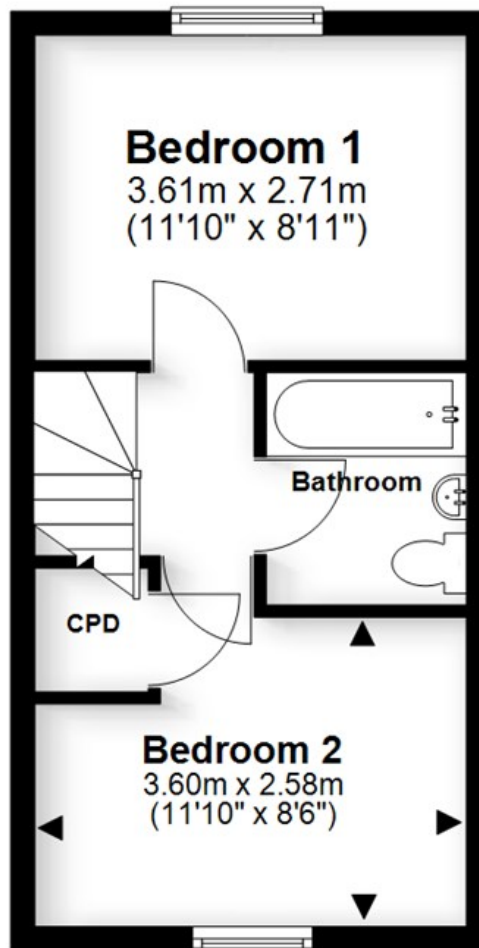
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



## Ground Floor

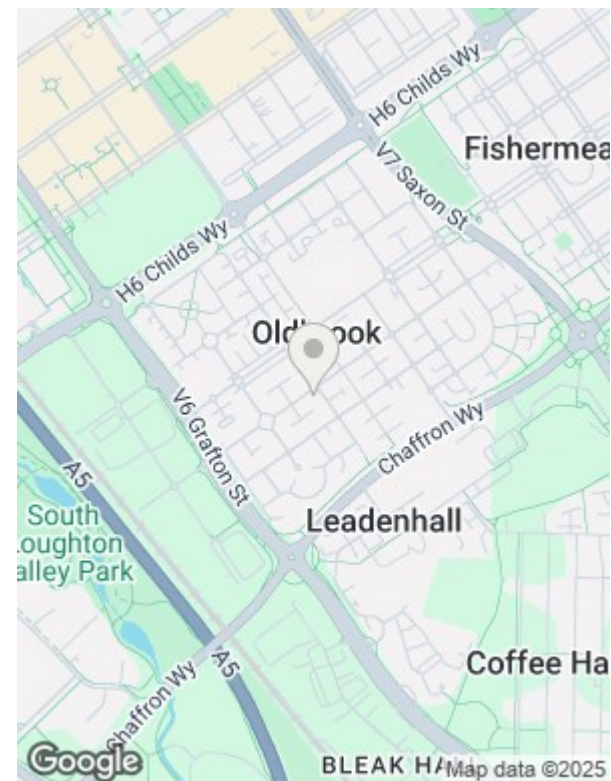


## First Floor



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

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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	

