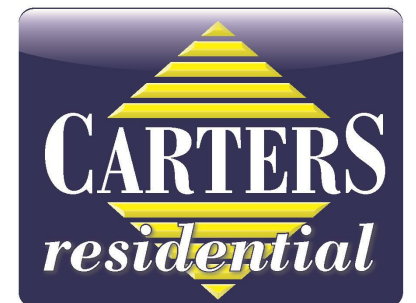




Bells Meadow, Willen Park, MK15 9DG



**29 Bells Meadow  
Willen Park  
Milton Keynes  
MK15 9DG**

**£280,000**

**A spacious 2 bedroom house with gardens,  
offered for sale chain free.**

This end of terrace house is linked to one neighbouring property only, by a flyover at first floor level. It has accommodation comprising an entrance hall, large open plan lounge, dining room and study space, and kitchen. On the first floor, 2 bedrooms and the bathroom. Outside the property has gardens to the front and rear and a driveway to the side.

Willen Park is a popular location and the property is within walking distance of facilities at Willen to include local shops, (including a late opening Sainsbury's,) pub, the Grand Union Canal, and the ever popular leisure area of Willen Lake. It is also within comfortable walking distance of Campbell Park and ultimately the MK City Centre.

- End Terrace House (Linked Just At First Floor)
- 2 Bedrooms
- Large Open Plan Living Space
- Kitchen
- Front & Rear Gardens
- Gas to Radiator Heating
- Driveway
- Popular Location
- CHAIN FREE SALE





### Ground Floor

A small entrance hall has a door to the open plan living space.

An open plan living space has a living area, dining area and a study area. Patio doors and window to the rear, and a door to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops, sink, and appliances to remain include a gas cooker, fridge/ freezer, and 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 dual aspect room with windows to front and rear and a fitted wardrobe.

Bedroom 2 has a window to the rear, a large recess area ideal for a cupboard or wardrobe, and an airing cupboard.

The bathroom has a modern white suite comprising WC, wash basin and a bath with shower and glass screen over, tiled walls, window to the rear.

### Outside

Red garden has some paving, atomic area as an extension to the driveway and lawn. Enclosed by fencing and walls.

The front garden is later lawn and there is a tarmac driveway to the side gated access to the rear garden and scopes are further extended driveway

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

### 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.

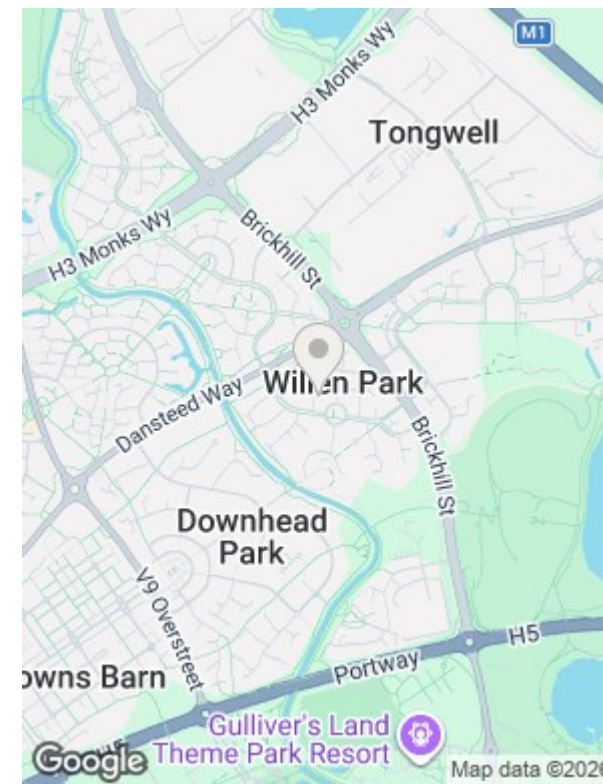
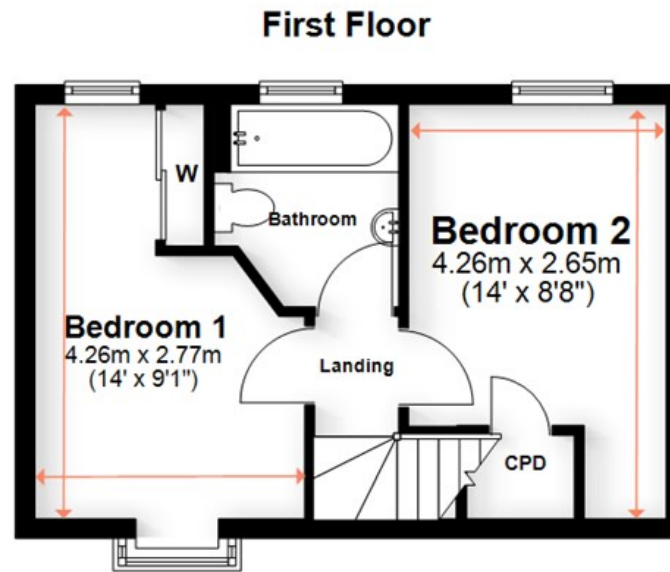
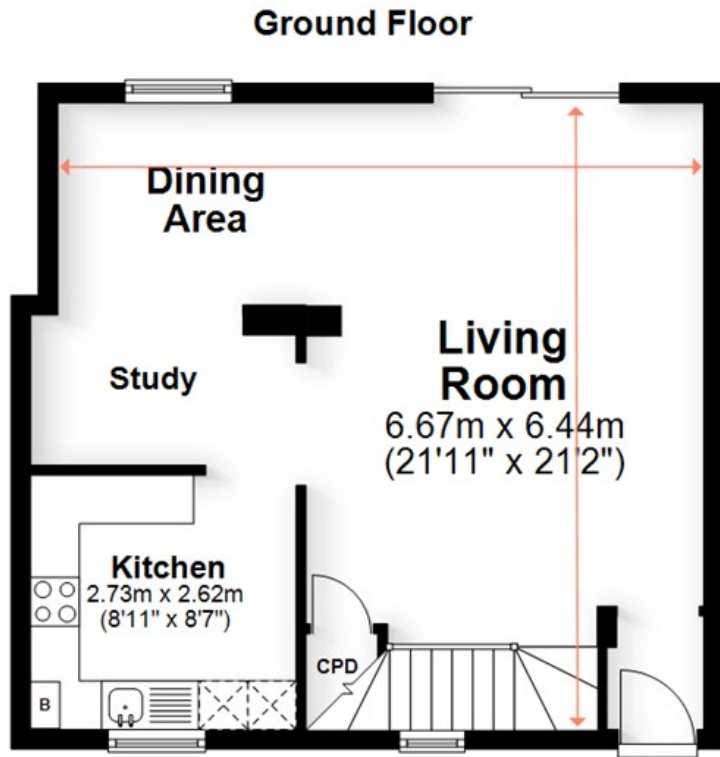
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.







#### 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

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.



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	60	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

