



Studley Knapp, Milton Keynes, MK7 7NF



**137 Studley Knapp
Walnut Tree
Milton Keynes
MK7 7NF**

Offers In Excess Of £255,000

A MUCH IMPROVED AND BEAUTIFULLY MAINTAINED TWO DOUBLE BEDROOM CLUSTER HOUSE, situated in the sought after area of Walnut Tree. The location is very desirable 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 porch, lounge/diner, MODERN KITCHEN WITH BUILT IN OVEN AND HOB AS WELL AS SOME INTEGRATED APPLIANCES, first floor landing, two bedrooms with fitted wardrobes and a MODERN FAMILY BATHROOM. The benefits include UPVC double glazing, gas to radiator central heating, REAR GARDEN and an allocated parking space with communal visitor bays situated to the rear of the property. This would make an ideal FIRST TIME BUY OR BUY TO LET INVESTMENT and is offered with NO UPPER CHAIN. The property is immaculate throughout and internal viewing is highly recommended. EPC rating C.

- Sought After Location
- Close To Amenities
- Two Double Bedroom Cluster House
- Good School Catchment
- UPVC Double Glazing
- Gas To Radiator Central Heating
- Kitchen With Built In & Integrated Appliances
- Rear Garden & Allocated Parking
- No Upper Chain
- EPC Rating C





Entrance Porch

Entered via composite door with obscure double glazed panels. Fitted door mat. Door to lounge/diner.

Lounge/Diner

UPVC double doors with double glazed panels onto rear garden. Stairs rising to first floor. Part glazed door to kitchen. Door to under stairs storage cupboard. Radiator. TV and Openreach point. Laminate wood flooring.

Kitchen

Dual aspect with UPVC door with double glazed panel onto rear garden and UPVC double glazed window to side aspect. A modern quality fitted kitchen comprising a range of gloss fronted wall and base units with squared edge work surfaces giving storage. Acrylic sink with drainer and mixer tap over. Built-in oven and a gas hob with stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. Wall mounted boiler. Tiled to splashback areas. Ceramic tiled flooring.

First Floor Landing

Doors to two bedrooms and a family bathroom. Doors to airing cupboard and storage cupboard. Loft access with ladder and is partly boarded.

Bedroom One

UPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

Family Bathroom

Obscure UPVC double glazed window to side elevation. A modern white three-piece suite comprising of a panelled P-shaped bath with shower over and glass screen, wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Fully tiled walls. Tiled flooring.

Exterior

Rear Garden-Well maintained garden comprising of a paved patio area. Remainder is mainly laid to lawn with planted border. Raised

wooden planter. Cherry tree. Timber shed with hardstanding to remain. Outside power supply. Water supply. Gated side access leading to parking at the rear. External light. Fully enclosed by timber fencing.

Parking-Allocated parking space situated to the rear of the property. There are also a number of visitor bays.

Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Note To Purchasers

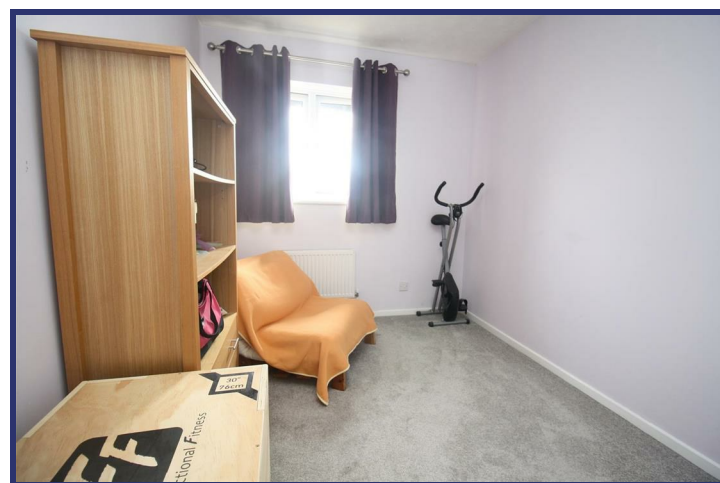
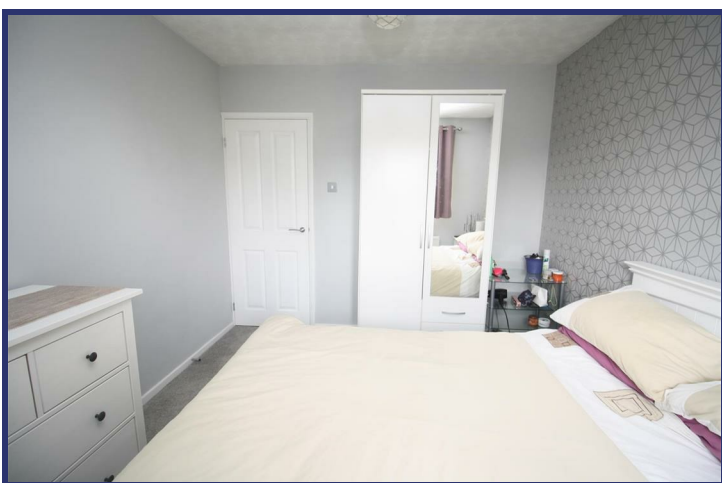
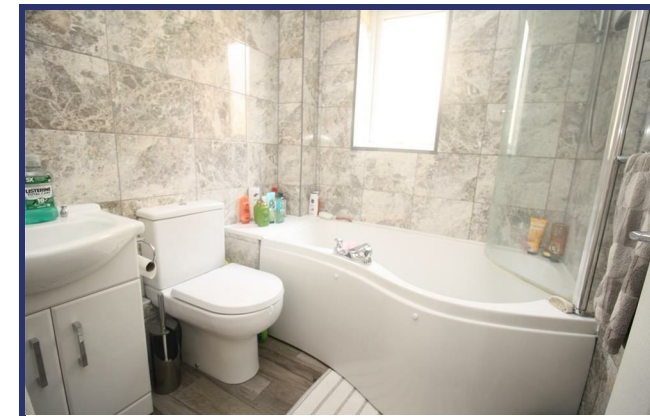
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

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. Some items may be available subject to negotiation with the Vendor.

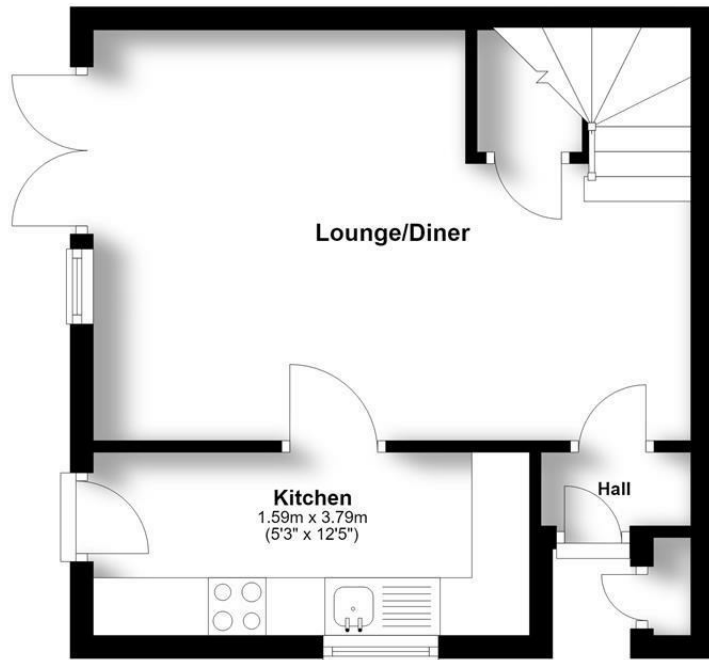






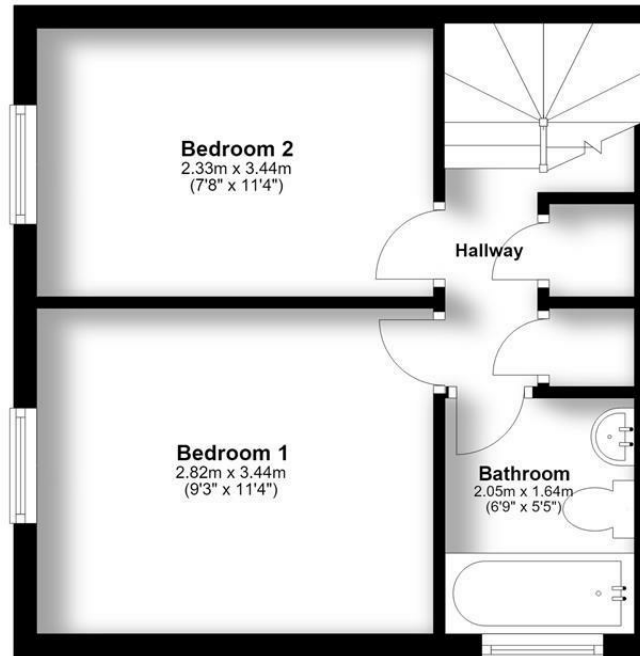
Ground Floor

Approx. 26.2 sq. metres (282.2 sq. feet)

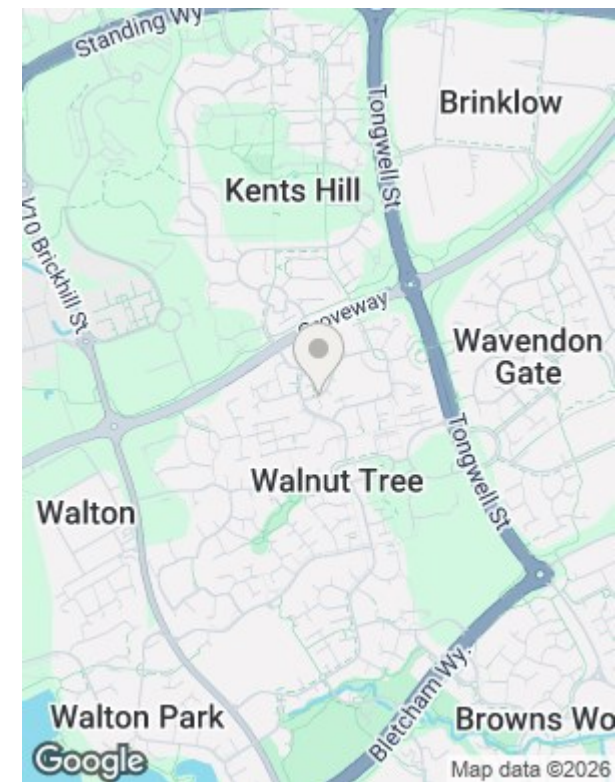


First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 646699

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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		
(69-80) C		
(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	

