



Melfort Drive, Bletchley, MK2 3QB





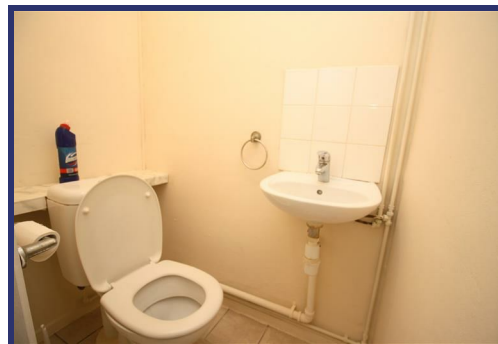
23 Melfort Drive  
Bletchley  
MK2 3QB

£230,000

Carters are delighted to offer to the market this **WELL PROPORTIONED THREE BEDROOM** family home, situated on the Lakes development of Bletchley. It is within easy reach of the town centre with all the amenities it has to offer, as well as Bletchley train station, which offers a direct link to London Euston.

The accommodation in brief comprises of entrance hall, DOWNSTAIRS CLOAKROOM, lounge, REFITTED KITCHEN/DINER with built in oven & hob, first floor landing, three good size bedrooms and a family bathroom. The property benefits include a recent redecoration, UPVC double glazing, gas to radiator central heating and gardens to the front and rear. This would make an idea **FIRST TIME BUY OR BUY TO LET INVESTMENT**. There is **NO UPPER CHAIN** and internal viewing is recommended. EPC Rating C.

- Three Bedroom Family Home
- Spacious & Well Proportioned
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Downstairs Cloakroom
- Refitted Kitchen
- Three Good Size Bedrooms
- No Upper Chain
- Front & Rear Gardens
- EPC Rating C





### Entrance Hall

Entered via UPVC door with patterned double glazed panel. Stairs rising to first floor. Doors to downstairs cloakroom, lounge and kitchen/diner. Radiator. Under stairs storage recess. Built-in storage cupboard.

### Downstairs Cloakroom

White two piece suite comprising of a wall mounted wash hand basin with tiles to splashback areas and a low-level WC. Ceramic tiled flooring.

### Lounge/Diner

UPVC door with double glazed panel and UPVC double glazed windows to rear aspect. Radiator.

### Kitchen

UPVC double glazed window to front aspect. Refitted kitchen comprising of a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with extractor hood over. Integrated wine rack. Radiator. Tiled to splashback areas. Space for fridge/freezer. Plumbing for washing machine. Tiled flooring.

### First Floor Landing

Doors to three bedrooms and a bathroom. Door to airing cupboard. Built-in storage cupboard housing wall mounted boiler.

### Principle Bedroom

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

### Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

### Bedroom Three

UPVC double glazed window to rear elevation. Radiator.

### Family Bathroom

Patterned UPVC double glazed window to front elevation. White three-piece suite comprising of a panelled bath with shower over, pedestal mounted wash hand basin and a low-level WC. Radiator. Fully tiled walls and floor.



### Exterior

Front Garden-Mainly laid to lawn with pathway leading to front door. Enclosed by small wooden picket fence and gate.

Rear Garden- Comprises of a paved patio area. Remainder is mainly laid to lawn with pathway leading to rear. Timber shed to remain. Gated rear access. Enclosed by timber fencing.

Parking- Communal parking situated to the front of the property.

### 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

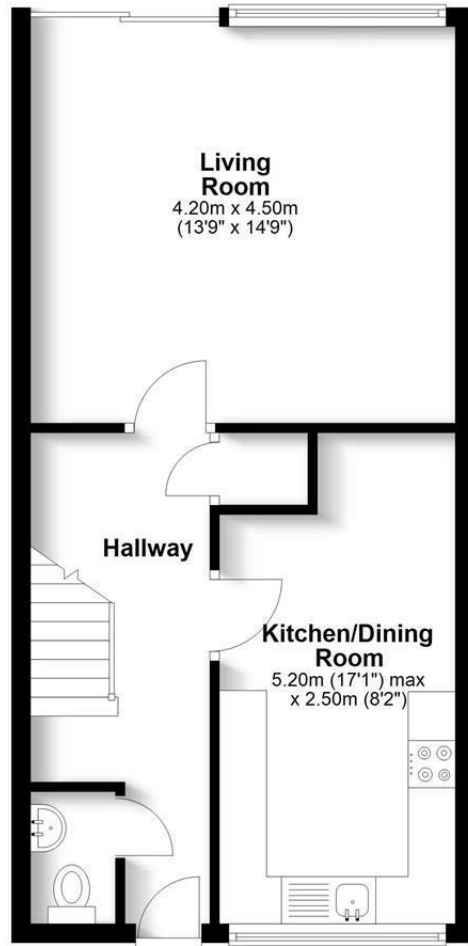
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





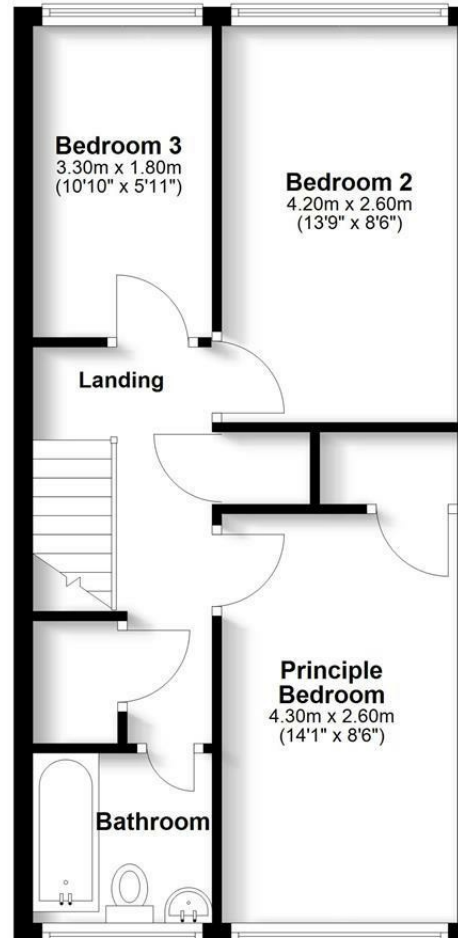
## Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)

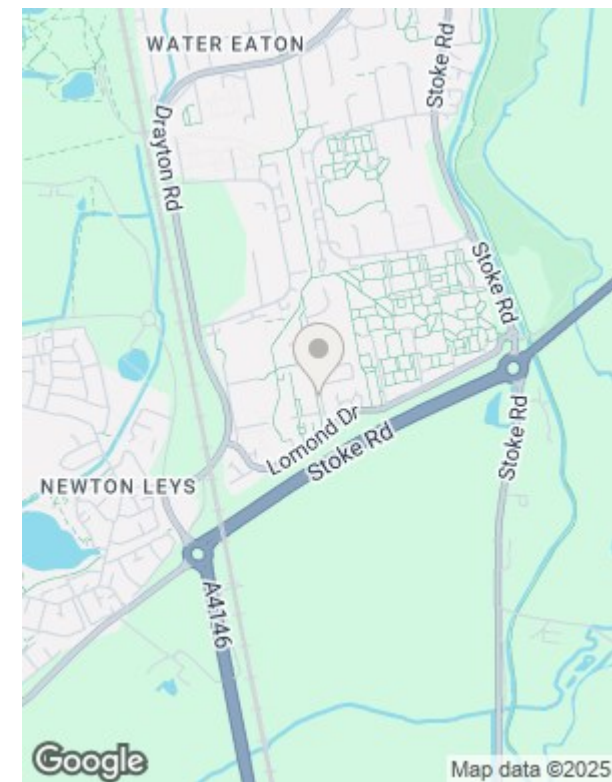


## First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 84.5 sq. metres (909.1 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	

