



Wye Close, Milton Keynes, MK3 7PJ



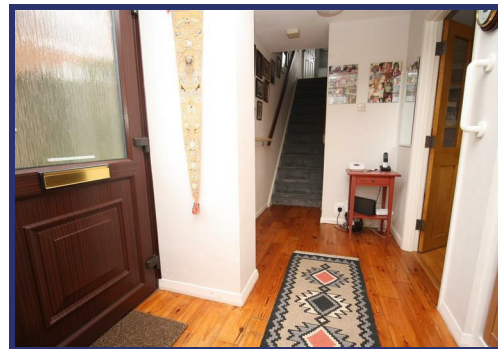
17 Wye Close
Bletchley
Milton Keynes
Buckinghamshire
MK3 7PJ

£350,000

An **EXTENDED AND WELL PROPORTIONED THREE BEDROOM SEMI DETACHED** property, situated on the desirable Rivers development of Bletchley. The location means it is within close proximity to many amenities including shops, schools and bus routes as well as having easy access to Bletchley train station, with direct links to London Euston. In addition there are good road links including the A5 and A421.

The accommodation in brief comprises entrance porch, entrance hall, separate lounge and dining room, kitchen with built-in oven and hob, FAMILY ROOM, utility room, downstairs cloakroom, first floor landing, three bedroom all with storage and a REFITTED FAMILY SHOWER ROOM. The benefits include double glazing, gas to radiator central heating, well maintained gardens, GARAGE with driveway in front for up to three vehicles and a entire roof replacement in the last few years. The property is OFFERED WITH NO UPPER CHAIN AND WOULD MAKE AN IDEAL FIRST TIME BUY. EPC rating D.

- Desirable Rivers Development
- Cul-De-Sac Location
- Extended Three Bedroom Semi Detached
- UPVC Double glazed
- Separate Lounge & Dining Room
- Family Room
- Utility Room
- Downstairs Cloakroom
- Garage With Long Driveway
- No Upper Chain





Entrance Porch

Entrance via composite door with obscure double glazed panel. Obscure UPVC double glazed window to front aspect. Radiator. Sliding doors to built-in storage cupboard. Handrail. Exposed wooden floorboards. Squared edged archway to entrance hall.

Entrance Hall

Stairs rising to first floor. Open reach point. Exposed wooden floorboards. Part glazed door to lounge.

Lounge

UPVC double glazed window to front aspect. Radiator. Wooden flooring. Spotlights to ceiling. Glazed door to dining room.

Dining Room

Radiator. Dado rail. Wooden flooring. Sliding door to kitchen. Archway to family room.

Kitchen

Double glazed window to side aspect. Fitted kitchen comprising of a range of wall and base units with roll top works surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in double oven and gas hob with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Tiled to splashback areas. Laminate wood flooring. Window onto utility room.

Family Room

Double glazed sliding patio doors onto rear garden. Radiator. Wooden flooring. Sliding door to utility room.

Utility Room

UPVC door with obscure double glazed panel onto side aspect. Worksurface with inset sink. Plumbing for washing machine. Radiator. Laminate wood flooring. Door cloakroom.

Downstairs Cloakroom

Obscure UPVC double glazed window to side aspect. White low-level WC. Two handrails. Laminate wood flooring.

First Floor Landing

Obscure UPVC double glazed window to side elevation. Doors to three bedrooms and a shower room. Hand rail. Loft access.

Bedroom One

UPVC double glazed window to front elevation. Range of fitted wardrobes with storage units over. Radiator. Exposed floorboards.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator. Door to built-in storage cupboard. Door to airing cupboard housing wall mounted boiler.

Bedroom Three

UPVC double glazed window to front elevation. Radiator.

Built-in bed and storage over stair-bulk. Built-in storage cupboard. Radiator. Fitted desk and shelving.

Shower Room

Obscure UPVC double glazed window to front and side elevation. Re-fitted white three-piece suite comprising of a fully tiled shower cubicle with handrail, wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Fully tiled walls. Handrail.

Exterior

Front Garden-Mainly laid to slate with planted borders. Block paved driveway to side offering off road parking.

Rear Garden- Comprises of a paved patio area.

Remainder is mainly laid to lawn with planted borders. Outside tap. Block paved driveway to side in front of garage offering off-road parking for up to three vehicles. Two wooden side hinge gates leading to front. Fully enclosed.

Garage

Detached single garage situated in the rear garden with up and over door. Power and light.

Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band C

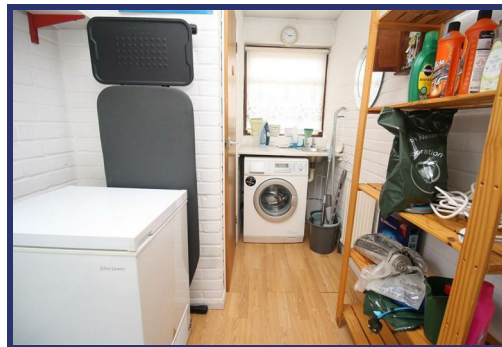
Note To Purchasers

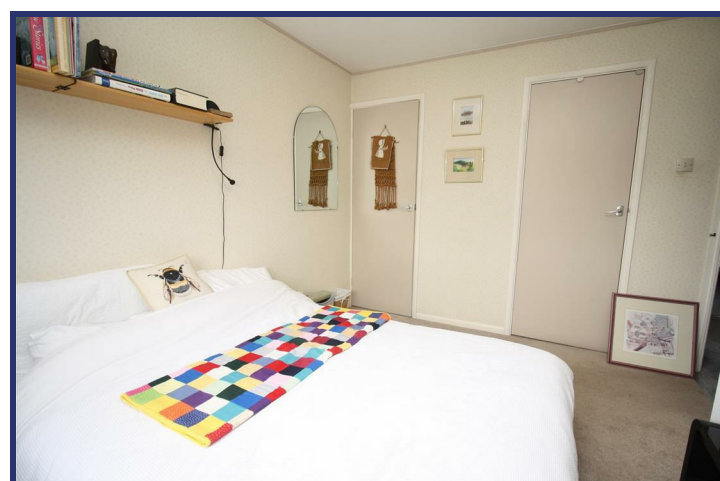
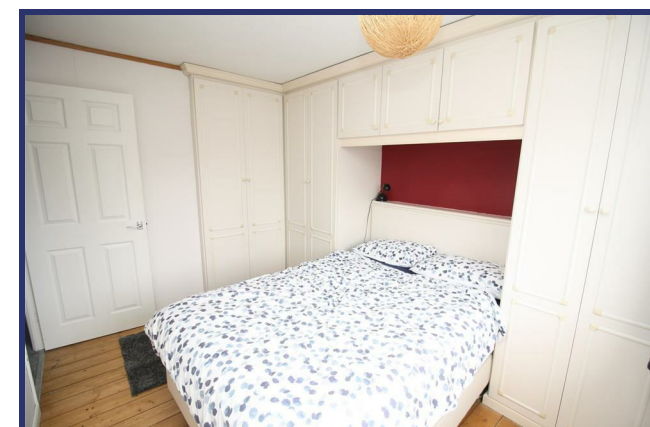
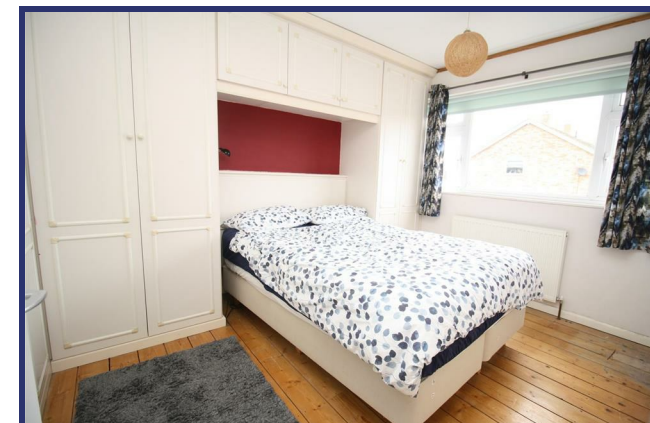
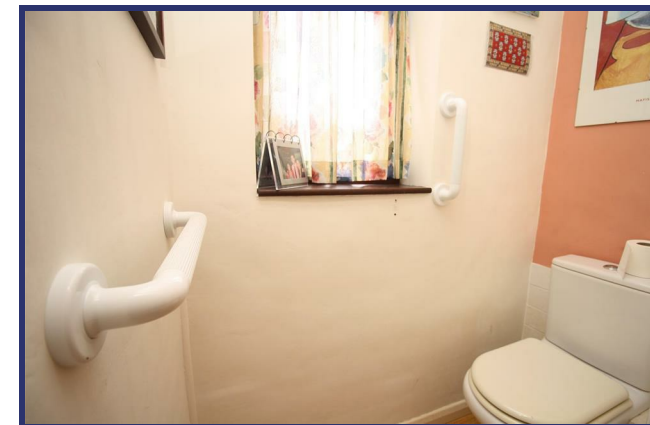
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

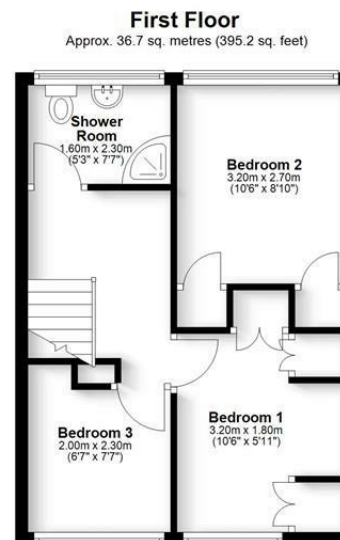
Disclaimer

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.

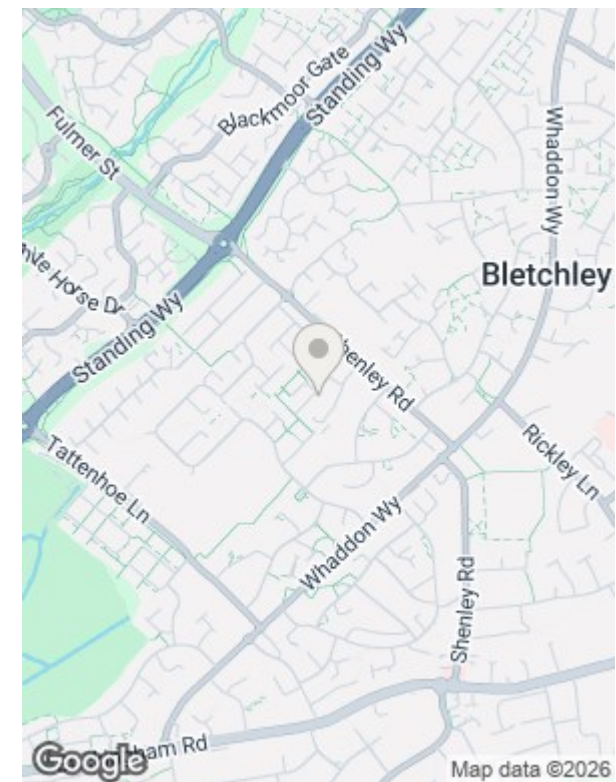








Total area: approx. 91.7 sq. metres (987.0 sq. feet)



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		
(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	

