Studley Knapp, Milton Keynes, MK7 7LX

CARTERS residential

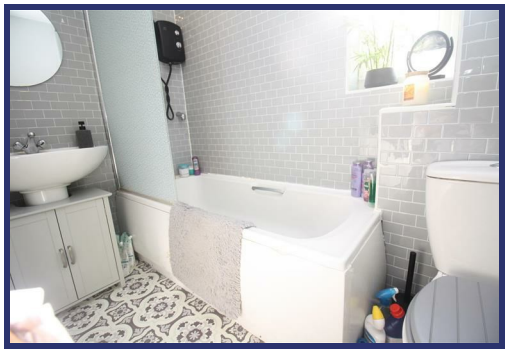
**33 Studley Knapp**
**Walnut Tree**
**Milton Keynes**
**MK7 7LX**

## £225,000

**A BEAUTIFULLY MAINTAINED TWO 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 hall, lounge/diner, MODERN KITCHEN WITH BUILT IN OVEN AND HOB , first floor landing, two bedrooms and a MODERN FAMILY BATHROOM. The benefits include UPVC double glazing, gas to radiator central heating, and an allocated parking space and visitor bays situated to the rear of the property. This would make an ideal FIRST TIME BUY OR BUY TO LET INVESTMENT. The property is immaculate throughout and internal viewing is highly recommended. EPC rating D.

- Sought After Location
- Close To Amenities
- Two Bedroom Cluster House
- Good School Catchment
- UPVC Double Glazing
- Gas To Radiator Central Heating
- Kitchen With Built In & Integrated Appliances
- Rear Garden & Allocated Parking
- Immaculate Throughout
- EPC Rating D



### Entrance hall
Entered via composite door. Door to Kitchen.

### Lounge/Diner
Bay fronted UPVC double glazed window to side aspect. Stairs rising to first floor. Radiator.

### Kitchen
UPVC door. UPVC double glazed window to front aspect. A modern quality fitted kitchen comprising a range of matte fronted wall and base units with squared edge work surfaces giving storage. A One bowl stainless steel sink with drainer and mixer tap over. Built-in oven and a gas hob with stainless steel extractor hood over. Plumbing for washing machine

### First Floor Landing
Doors to two bedrooms and a family bathroom.

### Bedroom One
UPVC double glazed window to side elevation. Radiator.

### Bedroom Two
UPVC double glazed window to rear elevation. Radiator.

### Family Bathroom
Obscure UPVC double glazed window to side elevation. A modern white three-piece suite comprising of a panelled bath with shower over, and glass screen, pedestal mounted hand wash basin and a low-level WC.

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

### 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.

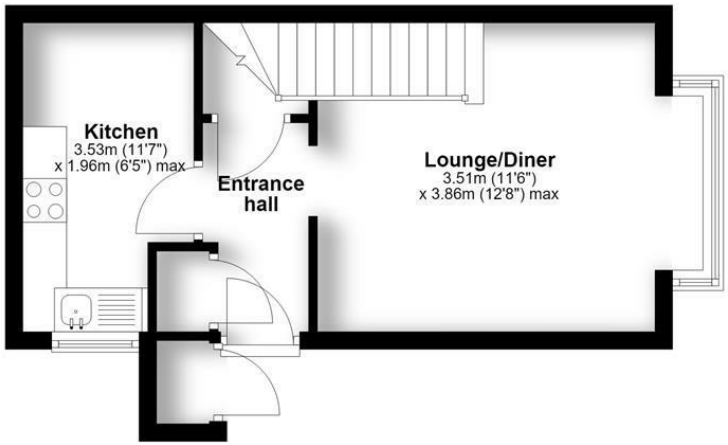
### Note To Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18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

### Property Information
Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: B

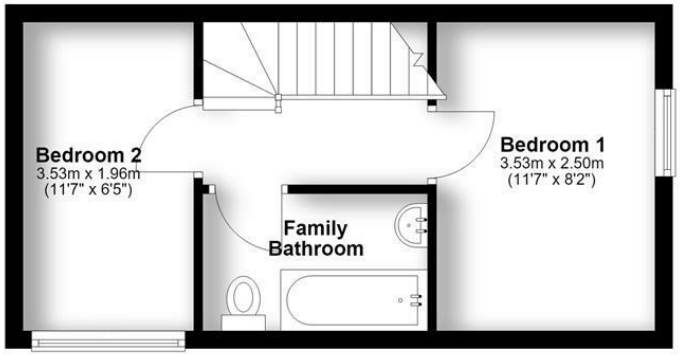
## Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)

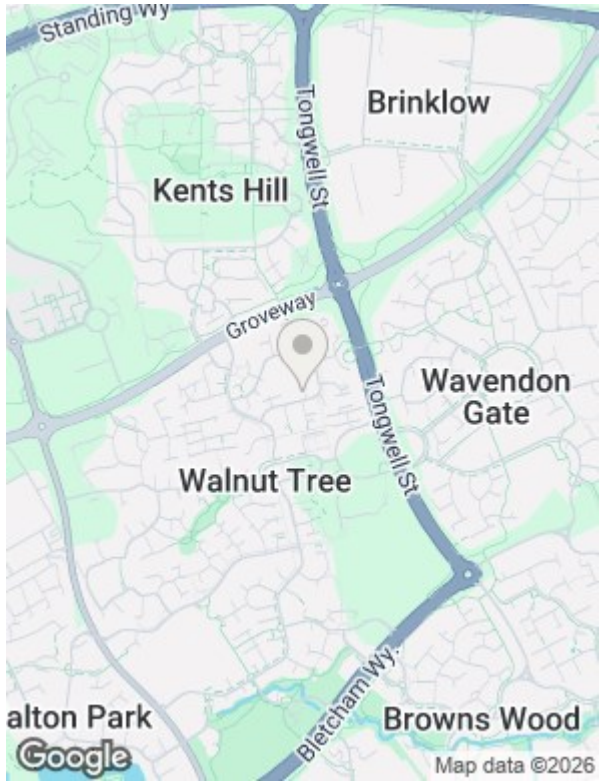



## First Floor

Approx. 25.5 sq. metres (274.6 sq. feet)




Total area: approx. 52.1 sq. metres (560.8 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