



St. Mary Street, Milton Keynes, MK13 0BD



17 St. Mary Street
New Bradwell
Milton Keynes
Buckinghamshire
MK13 0BD

£275,000

A 3 bedroom period property with 2 reception rooms, conveniently located within walking distance of shops, school and the railway station.

The property has accommodation set on two floors comprising an entrance hall, lounge and dining areas, a modern fitted kitchen and modern shower room. On the first floor there are 3 bedrooms. Outside the property has a low maintenance rear garden.

The property is conveniently located within short walking distance of local shops and school and a comfortable walk of Wolverton railway station.

The property is offered for sale chain free.

- Period Terrace House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Modern Ground Floor Shower Room
- Short Walk to Shops & School
- Walk to Wolverton Station
- CHAIN FREE SALE





Ground Floor

A front door opens to the hall which has stairs to the first floor. Door to the dining room.

The dining room is located to the rear with a feature fireplace, window overlooking the rear garden and open doorways to the living room and kitchen.

The living room, located to the front, has a feature fireplace and a window to the front.

A kitchen has a modern range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include an electric hob, extractor hood, electric oven, fridge/freezer. Window to the side and a door to the shower room.

The shower room has a modern white suite comprising WC, wash basin with vanity unit and a double sized shower cubicle. Tiled walls and a window to the rear.

First Floor

A spacious landing has doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a window overlooking the rear garden and a fitted wardrobe.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is located to the front. Built-in wardrobe.

Outside

A low maintenance rear garden has a patio and artificial lawn. Enclosed by brick walls and fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Location - New Bradwell

New Bradwell is a small town of mainly Victorian and Edwardian buildings located on the Northern fringe of Milton Keynes. Most homes in New Bradwell are located within a short walk of the small High Street with an assortment of shops and food establishments for all of your day to day needs. The grand union canal runs to the southern edge and the north is bordered by miles of Buckinghamshire countryside with attractive walks, some along the riverside. The main line rail station in

Wolverton to London (Euston) and the North is located just 10 minutes walk (approximate) from the western end of New Bradwell.

Note for Purchasers

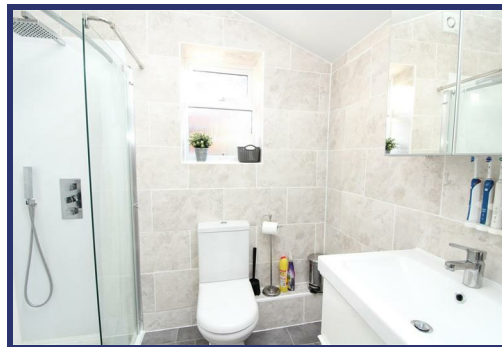
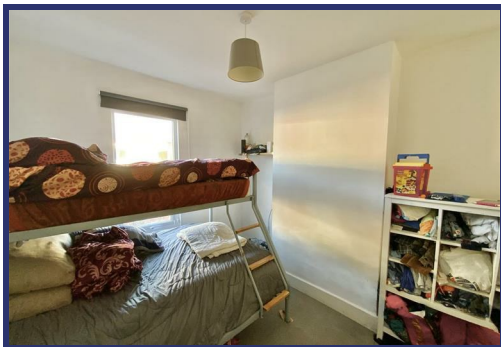
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

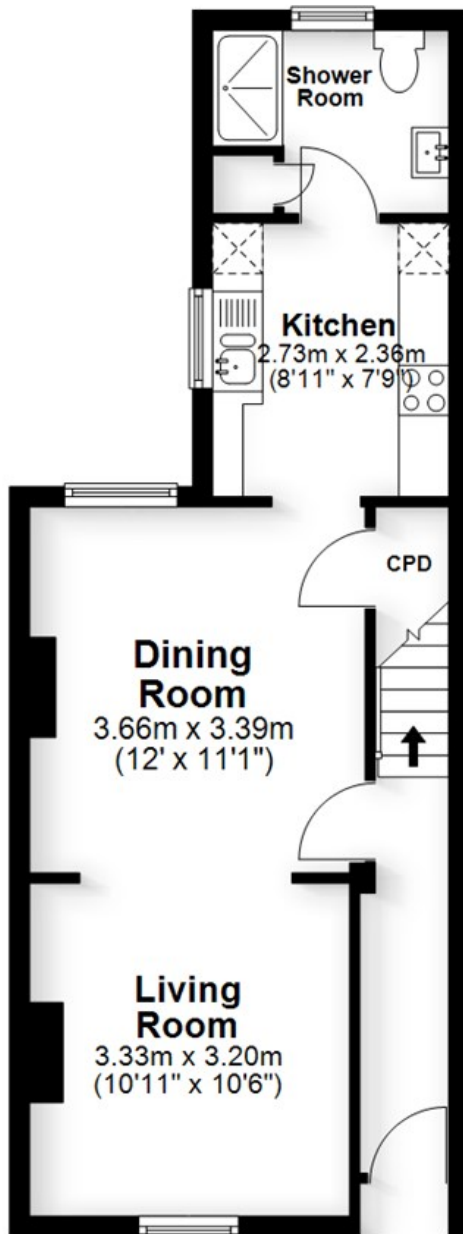
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Disclaimer

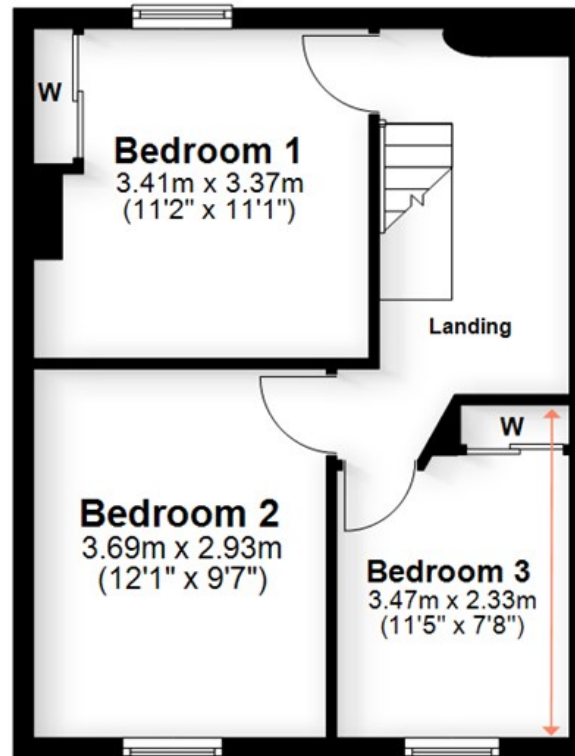
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



Ground Floor

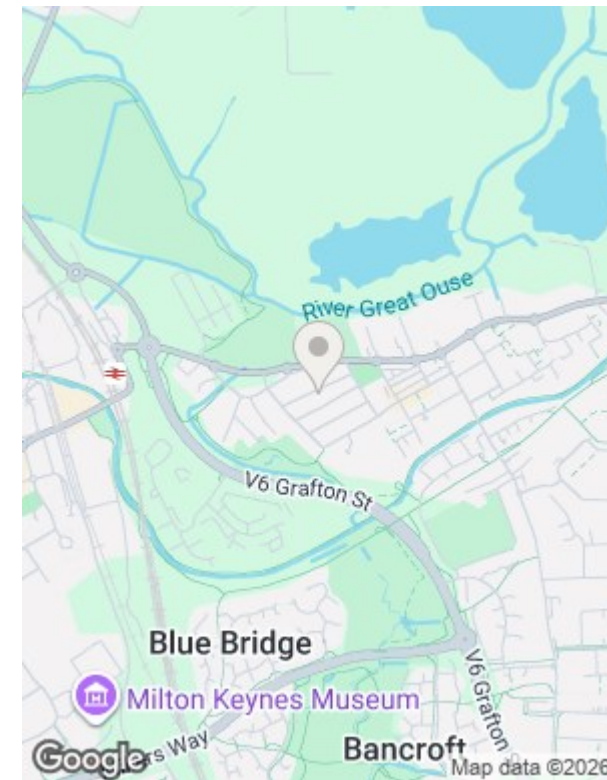


First Floor



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.



Viewing Arrangements

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | 72 |
| (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 | |

