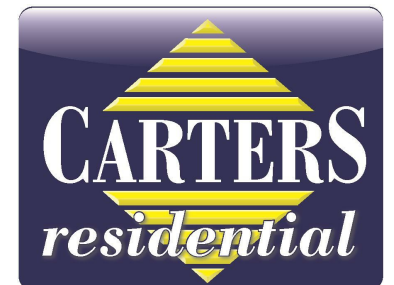




Bristow Close, Milton Keynes, MK2 2XP



**2 Bristow Close
Bletchley
Milton Keynes
MK2 2XP**

£280,000

A well maintained TWO BEDROOM MID TERRACE HOUSE, IN A 'TUCKED AWAY' POSITION on a small Cul-de-sac close to Fenny Stratford with all the amenities it and Bletchley town centre has to offer as well as lovely walks along the Grand Union Canal. It is also just a short walk to Fenny Stratford train station and a short trip to BLETCHLEY TRAIN STATION with its direct route to London Euston.

The accommodation in brief small lobby, kitchen, lounge/diner, first floor landing, two good size bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, two air conditioning units, garden and private resident parking close by. This would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT. Internal viewing is recommended. EPC rating C.

- Walking Distance To Train Station
- Short Walk To Town Centre
- Cul-De-Sac Location
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Lounge/Diner
- Two Good Size Bedrooms
- Private Garden
- Ideal FTB/BTL Investment
- EPC Rating C





Lobby

Entered via a composite door with obscure light leaded double glazed panels. Ceramic tiled flooring. Open plan to kitchen.

Kitchen

UPVC double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Space for gas cooker with extractor hood over. Breakfast bar. Plumbing for washing machine. Wall mounted boiler. Door to airing cupboard. Radiator. Tiled to splashback areas. Obscure glazed wooden door to walk-in larder cupboard. Ceramic tiled flooring. Obscure glazed wooden door to lounge/diner.

Lounge/Diner

Dual aspect with double glazed window to front and a UPVC double glazed sliding patio doors onto garden. Stairs rising into first floor. Two radiators. TV and telephone points. Wall mounted air-conditioning unit. Laminate wood flooring.

First Floor Landing

UPVC double glazed window to rear elevation. Doors to two bedrooms and a bathroom. Wall mounted air conditioning unit. Loft access.

Bedroom One

UPVC double glazed window to rear elevation. Double doors to built-in storage cupboard. A range of fitted wardrobes. Radiator. Wall mounted air-conditioning unit. Laminate wood flooring.

Bedroom Two

UPVC double glazed window to front elevation. Radiator. Laminate wood flooring.

Family Bathroom

Obscure UPVC to glazed window to side elevation. White three-piece suite comprising of a panel bath with shower over and handrails, wall mounted wash hand basin and a low-level WC. Radiator. Fully tiled walls. Ceramic tiled flooring. Ceiling mounted spotlights.

Exterior

Garden-Private rear garden which is mainly laid with crazy paving. Pathway leading to front door. Brick built storage shed. Gated access to private resident parking. Fully enclosed.

Resident Parking- There is private resident parking close to the entrance.

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

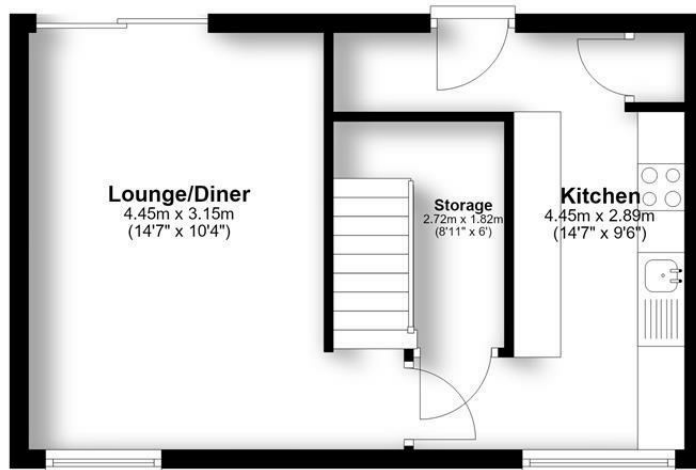
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





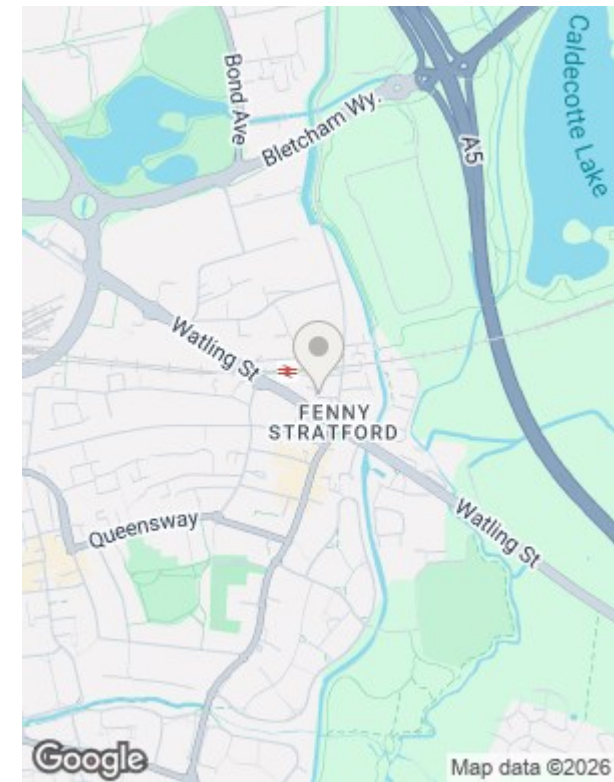
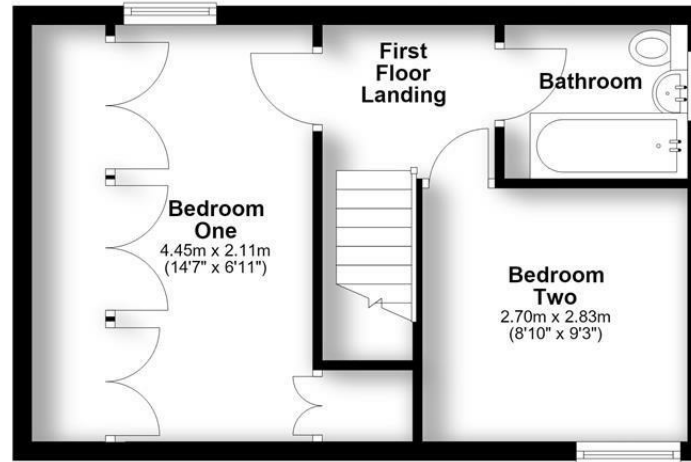
Ground Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.6 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

Total area: approx. 62.3 sq. metres (670.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

