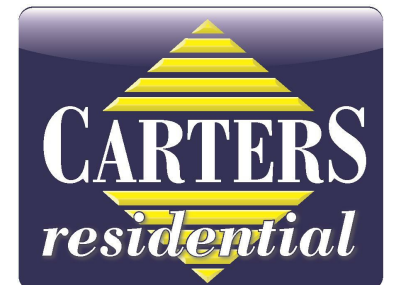




Magenta Close, Milton Keynes, MK2 3ND



**6 Magenta Close
Bletchley
Milton Keynes
MK2 3ND**

Offers In Excess Of £315,000

Carters are delighted to offer to the market this WELL PRESENTED THREE BEDROOM CHALET STYLE SEMI DETACHED FAMILY HOME, situated on a Cul-De-Sac in the desirable area of Eaton Mill. The property is located within close proximity to Bletchley town centre with all the amenities it has to offer, as well as schools, WALKING DISTANCE TO BLETCHLEY TRAIN STATION providing mainline links to London Euston within 45 minutes and easy access to the A5 and M1.

The accommodation in brief comprises entrance hall, separate lounge and dining room, CONSERVATORY, kitchen, first floor landing, three bedrooms and a modern family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and a GARAGE WITH DRIVEWAY IN FRONT. This would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT and is offered with NO UPPER CHAIN. Internal viewing is highly recommended. EPC rating D.

- Eaton Mills Development
- Three Bedroom Chalet Style Semi Detached
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Separate Lounge & Dining Room
- Conservatory
- Well Maintained Gardens
- Garage With Driveway
- No Upper Chain
- EPC Rating D





Entrance Hall

Entrance via composite door with obscure light leaded double glazed panels. Stairs rising to first floor. Radiator. Double doors to lounge.

Lounge

UPVC double glazed and obscure UPVC double glazed windows to front aspect. Wood surround fireplace with marble effect hearth and inset electric fire. Radiator. Cupboard housing utility meter. Door understairs storage cupboard. Inset spotlights to ceiling. Square edged archway to dining room.

Dining Room

UPVC double glazed double doors onto conservatory. Sliding door to kitchen. Radiator.

Conservatory

Of brick base and UPVC double glazed construction. UPVC double glazed double doors onto rear garden. Laminate wood flooring.

Kitchen

Dual aspect with UPVC door with double glazed panel and UPVC double glazed side panel on to rear garden. UPVC double glazed window to side aspect. Fitted kitchen comprising 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. Space for cooker with stainless steel extractor hood over. Glass display units. Integrated fridge/freezer. Tiled splashback areas. Space for washing machine.

First Floor Landing

UPVC double glazed window to side elevation. Doors to three bedrooms and a bathroom. Loft access.

Bedroom One

UPVC double glazed window to front elevation. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator. Door to airing cupboard with radiator.

Bedroom Three

UPVC double glazed window to front elevation. Radiator. Stair-bulk.

Family Bathroom

Obscure UPVC double glazed window to rear elevation. A modern fitted white three-piece suite comprising of a panel bath with shower over, wash hand basin and a low-level WC. Large chrome heated towel rail. Fully tiled walls.

Exterior

Front-Laid to lawn with blocked paved driveway to side in front of garage.

Rear-Well-maintained rear garden comprising a paved patio area with raised brick planter. Remainder is mainly laid to lawn with stepping stones. Area laid to slate. Small pear tree. Hardstanding with timber shed to remain. Planted border. Trellis. Outside tap. External power supply. Courtesy door to garage. Fully enclosed by timber fencing.

Garage-Attached single garage with electric up and over door. Wall mounted boiler. Power and light. Work area with shelving. Meter cupboard.

Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: C

Note To Purchasers

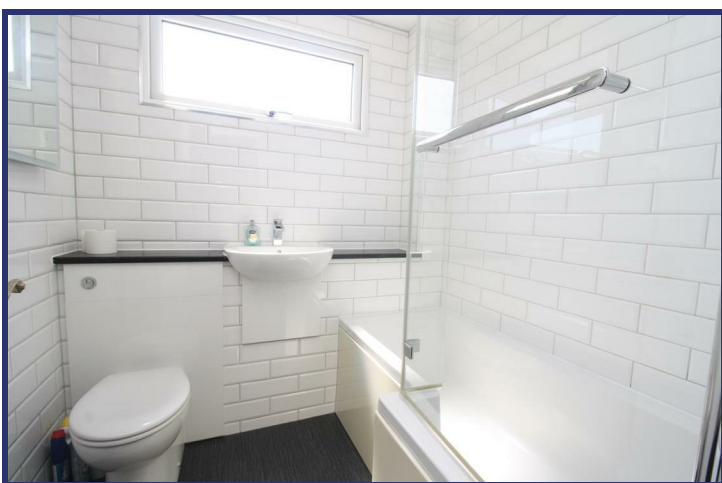
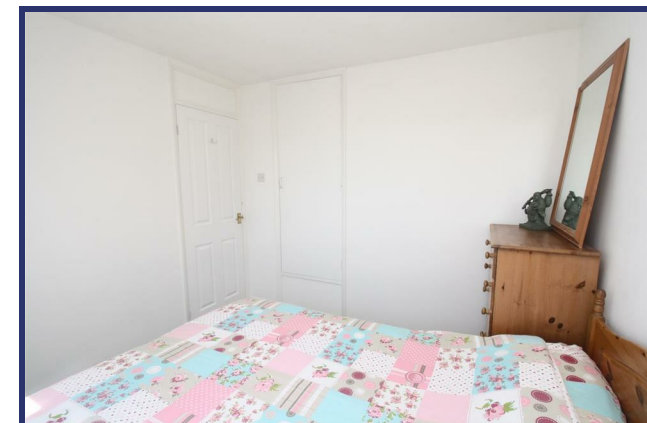
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

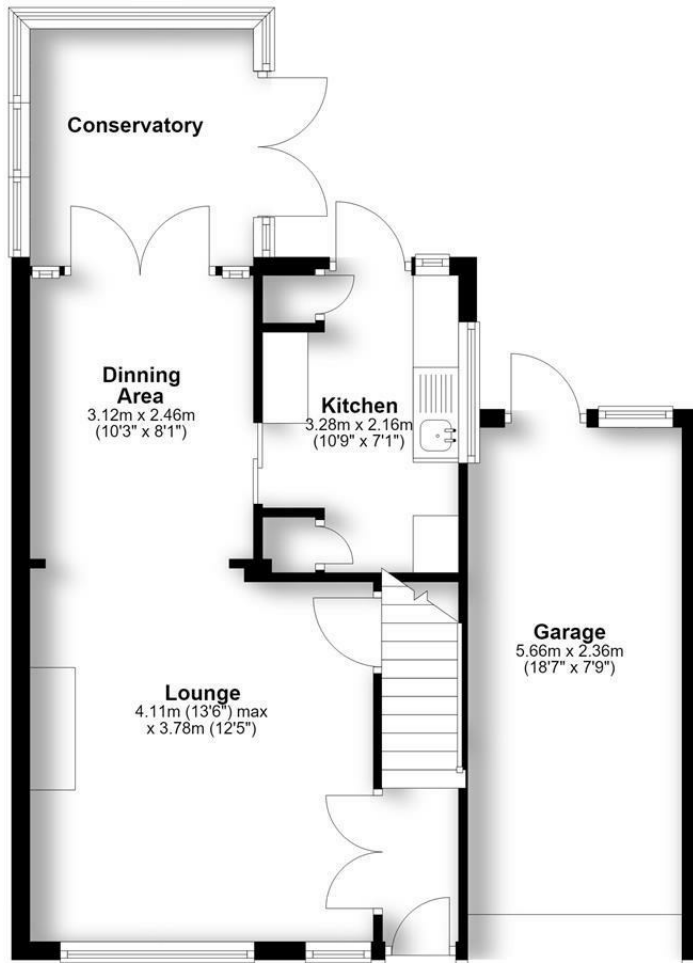






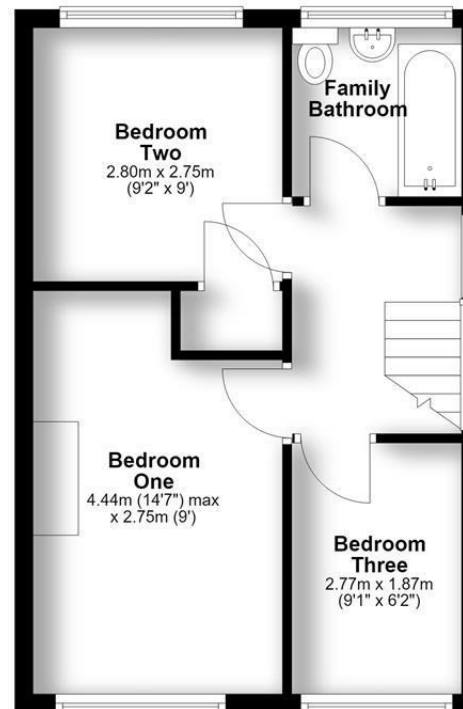
Ground Floor

Approx. 55.0 sq. metres (592.2 sq. feet)

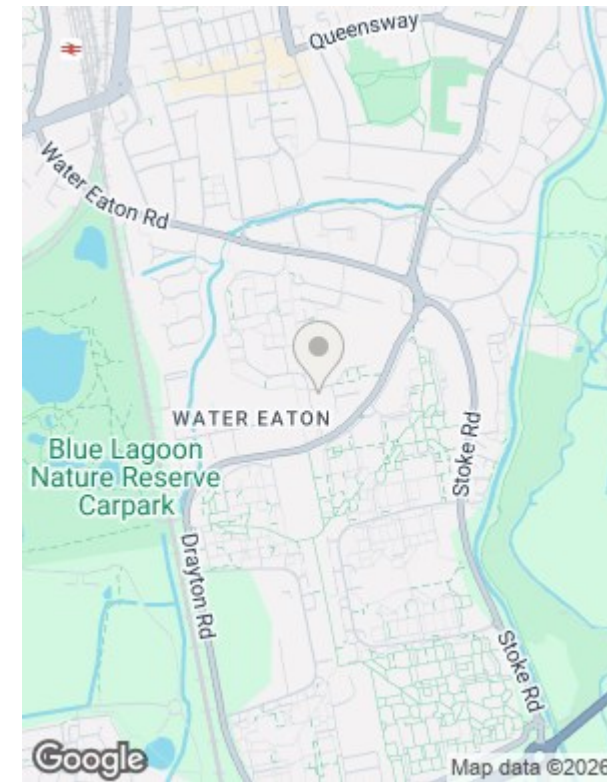


First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 90.1 sq. metres (969.8 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



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	

