



Meriland Court, Milton Keynes, MK2 3PD



16 Meriland Court
Bletchley
Milton Keynes
Buckinghamshire
MK2 3PD

Offers In Excess Of £180,000

Carters are delighted to offer to the market a **THREE BEDROOM** terrace house situated on the Lakes development of Bletchley. The property is located within close proximity to Bletchley town centre with all the amenities it has to offer, as well as schools and the 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 of Porch, entrance hall, lounge/diner **REFITTED** KITCHEN/BREAKFAST ROOM, stairs rising to first floor landing, **THREE GOOD SIZE BEDROOMS** and **FOUR PIECE FAMILY BATHROOM**. The benefits include UPVC double glazing, gas to radiator central heating, generous amount of built in storage, front and rear gardens. **IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY**. Internal viewing recommended. EPC rating C

- Spacious three bedroom
- Refitted Kitchen
- UPVC double glazed
- Gas to radiator central heating
- Boiler replaced in 2017
- Four Piece Bathroom Suite
- Cloakroom
- Front and rear gardens
- Ideal FTB and BTL
- EPC rating C





Porch

Storage cupboard. Wall mounted boiler (replaced in 2017).

Entrance Hall

Stairs rising to first floor landing. Radiator. Doors to all rooms.

Cloakroom

Suite comprising low level w.c. and wash hand basin.

Kitchen/Breakfast

UPVC double glazed window to front aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Tiled to splashback areas. Built-in oven and hob with extractor hood over. Integrated microwave. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Tiled flooring. Radiator.

Lounge/Diner

Patio doors to rear garden. Radiator. Gas fire with surround. T.V. point.

First Floor Landing

Airing cupboard. Doors to all rooms.

Master Bedroom

UPVC double glazed window to front aspect. Radiator. Storage cupboard.

Bedroom Two

UPVC double glazed window to rear aspect. Radiator. Built-in wardrobe.

Bedroom Three

UPVC double glazed window to rear aspect. Radiator.

Family Bathroom

UPVC double glazed window to front aspect. Suite comprising low level w.c., shower cubicle with electric shower, wash hand basin and panel bath. Radiator. Part tiled walls. Tiled flooring.

Gardens

Front Garden
Paved and shingle area. Outside tap.

Rear Garden
Deck area. Remainder laid to lawn. Enclosed by timber fencing. Shed to remain. Gated rear access.

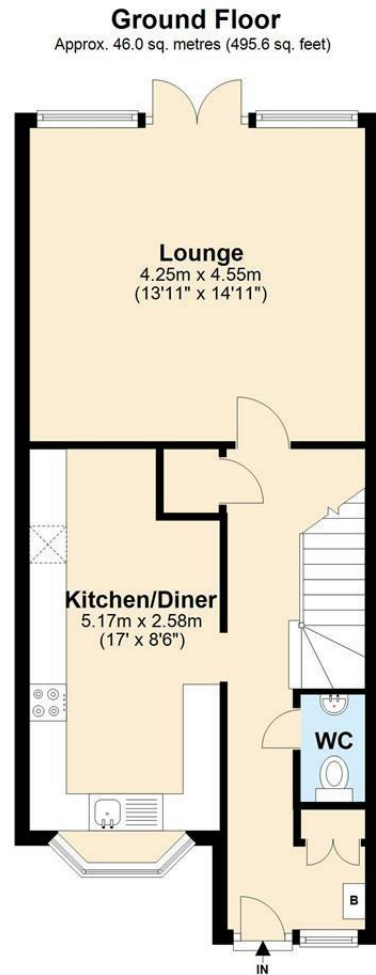
Parking

There are plenty of communal parking bays close to the property.

Disclaimer

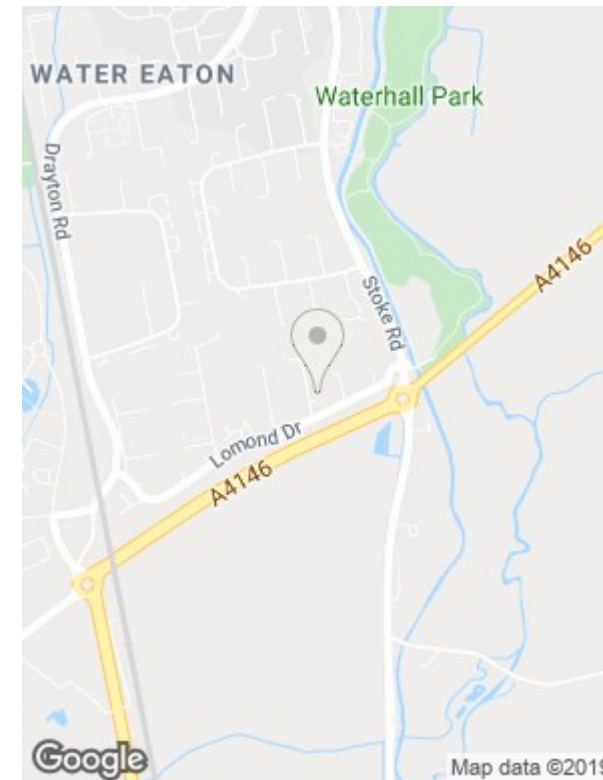
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 90.0 sq. metres (968.7 sq. feet)

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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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

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			87
(81-91) B		75	
(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	

