



Kirtlington, Milton Keynes, MK15 9AZ



68 Kirtlington  
Downhead Park  
Milton Keynes  
Buckinghamshire  
MK15 9AZ

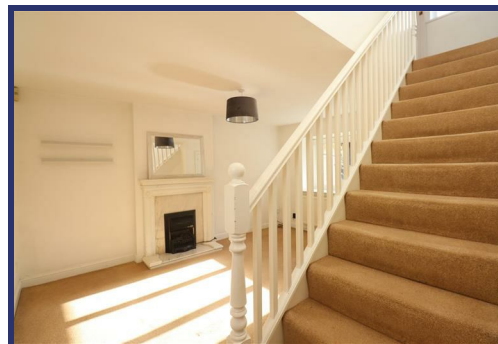
£275,000

**Carters are please to offer for sale this rarely available two bedroom detached home situated in the popular location of Downhead Park.**

Available with no onward chain, the accommodation comprises, entrance hall, living room, and kitchen/diner. On the first floor there are two bedrooms and a family bathroom. To the exterior, off road, block paved parking and a generous rear garden.

Internal viewing recommended.

- DETACHED
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN/DINER
- GAS TO RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZED
- GENEROUS REAR GARDEN
- NO ONWARD CHAIN





### Ground Floor

The property is entered via a part glazed front door into an entrance hall. Understairs storage cupboard. Door to the lounge.

The lounge has a UPVC box bay window to the front aspect. Ornamental fireplace. Staircase rising to the first floor landing. A door leads to the kitchen/diner which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Free-standing range cooker with an electric oven and a five ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler. UPVC double glazed French doors to the rear garden. UPVC double glazed window overlooking the garden.

### First Floor Landing

UPVC double glazed window to the front aspect. Access to loft. Doors to all rooms.

Bedroom one is a dual aspect room with UPVC double glazed windows to front and side aspects. Wood laminate flooring. Bedroom two has a UPVC double glazed window overlooking the rear garden, built-in wardrobe and a further built-in cupboard above the stair bulkhead.

The bathroom has a white suite comprising low level w.c., pedestal wash hand basin and a panel bath with shower over. Heated towel rail. Obscure UPVC double glazed window to the side aspect.

### Gardens & Parking

The front garden has blocked paving and an area of gravel which can be used for additional parking. The rear garden is West facing, fully enclosed by timber fencing, mainly laid to lawn with a paved patio area, brick-built bbq. Gated side access to one side, and a path leading around to the other side of the property which has a timber shed storage shed and further gated access.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band C.

Planning permission has been granted (Planning Ref No 19/06946/DEX) for a single storey front and side extension, which has now expired, but apply for reinstatement.

### 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.

### 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.

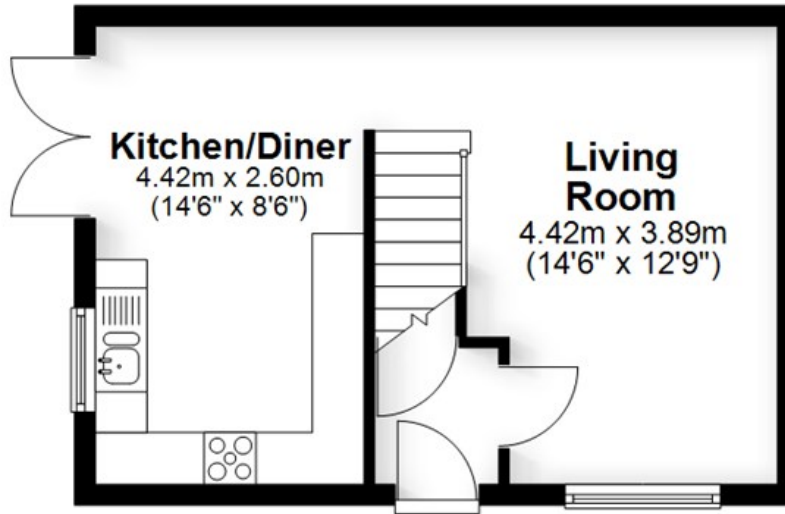
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

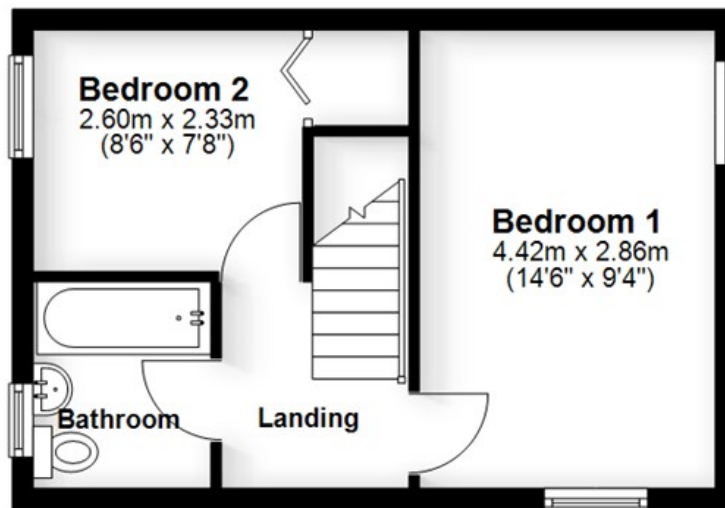




## Ground Floor

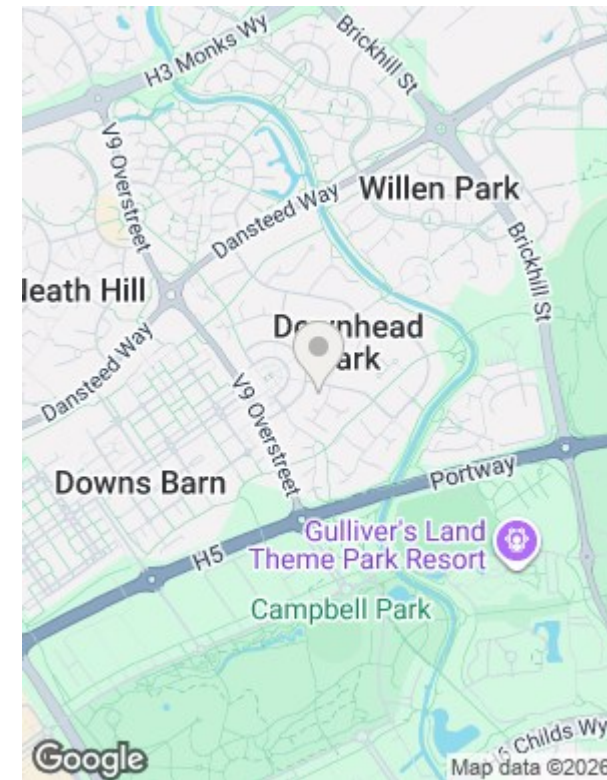


## First Floor



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

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

