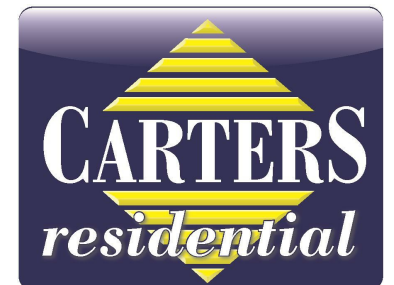




Buckingham Road, Milton Keynes, MK3 5JE



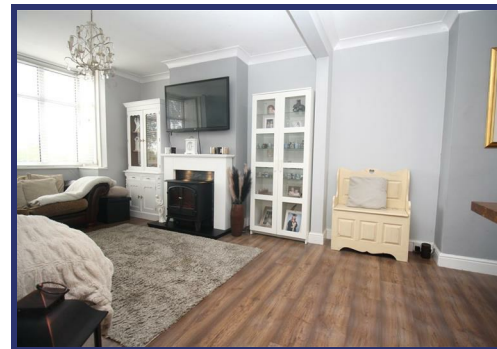
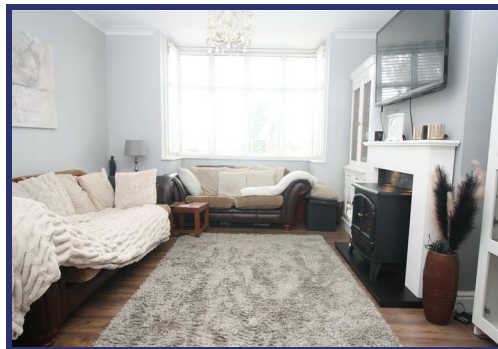
226 Buckingham Road
Bletchley
Milton Keynes
MK3 5JE

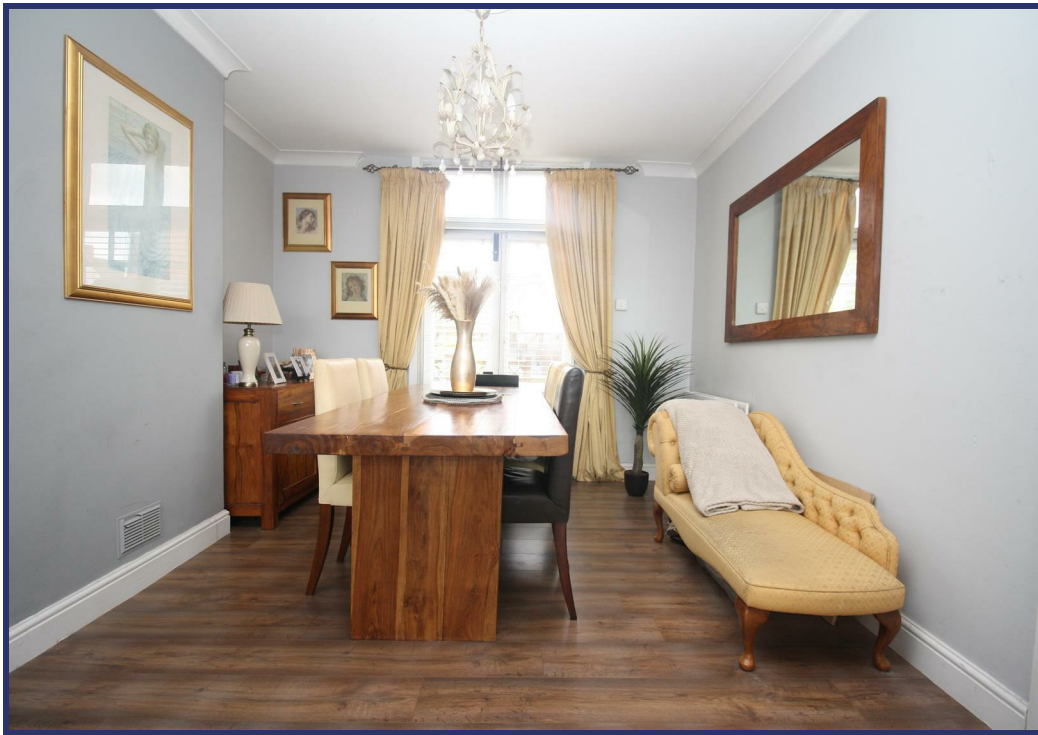
Offers In Excess Of £390,000

AN EXTENDED, MUCH IMPROVED AND BEAUTIFULLY PRESENTED 1930'S BAY FRONTED THREE BEDROOM SEMI DETACHED property, in an elevated and set back position on the prestigious Buckingham Road. It is located within a short distance to Bletchley train station providing mainline links to London Euston within 45 minutes, as well as easy access to the A5 and M1. In addition it is within easy access to shops, good road links and within the school catchment area of St. Thomas Aquinas Primary School.

The accommodation in brief entrance hall, DOWNSTAIRS CLOAKROOM, good sized lounge/diner, REFITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED AND BUILT IN APPLIANCES, two double bedrooms with built in storage, bedroom three and family bathroom. The benefits include UPVC double glazing (where specified), gas to radiator central heating, well maintained and spacious rear garden and a driveway to the front offering off road parking for up to five vehicles. The current owners have made many improvements over the years whilst being sympathetic to the character and age of the property. Internal viewing is highly recommended at your earliest convenience as demand is expected to be high. EPC rating D.

- Prestigious Location
- Extended 1930's Bay Fronted Semi Detached Family Home
- Catchment Area For St. Thomas Aquinas Primary
- Downstairs Cloakroom
- Refitted Kitchen/Breakfast Room
- Generous Sized & Well Maintained Rear Garden
- Beautifully Presented
- Off Road Parking For Up To 5 Vehicles
- Internal Viewing Highly Recommended
- EPC Rating D





Entrance Hall

Entrance via hardwood door with patterned light leaded double glazed panels and stained glazed panel above. Stairs rising to first floor. Doors to cloakroom, lounge/diner and kitchen/breakfast room. Low-level under-stairs storage cupboard. Built-in storage cupboard with storage unit above. Radiator. Laminate wood flooring.

Downstairs Cloakroom

White two piece suite comprising of a wall mounted wash hand basin with tiles to back areas and a low-level WC. Tiled floor and walls to half height. Wood panelled vaulted ceiling with spotlight.

Lounge/Diner

Lounge Area-UPVC double glazed walk-in bay window to front aspect. Feature fireplace with a cast iron effect electric stove. Radiator. Laminate wood flooring.

Dining Area-Original double wooden French doors with glazed panels onto rear garden. Radiator. Laminate wood flooring.

Kitchen/Breakfast Room

UPVC double glazed double doors and UPVC double glazed window onto rear garden. Quality refitted kitchen comprising a range of wall and base units with square edged composite work surfaces giving storage.

Composite one and a half bowl sink with drainer and mixer tap over. Built-in Bosch oven and a gas hob with stainless steel extractor hood over. Integrated fridge, fridge/freezer and washing machine. Breakfast bar. Tiled to splash back areas. Ceramic tiled flooring. Downlights. USB port. Inset spotlights to ceiling.

First Floor Landing

Single glazed window to side elevation. Doors to three bedrooms and a family bathroom.

Principal Bedroom

UPVC double glazed window to rear elevation. Built-in wardrobes with storage units over. Shelving. Radiator. Spotlights to ceiling.

Bedroom Two

UPVC double glazed window to front elevation. Original tiled fireplace. Built-in double wardrobe with storage unit units over. Radiator.

Bedroom Three

UPVC double glazed window to front elevation. Radiator.

Family Bathroom

Obscure UPVC double glazed window to rear elevation. White three-piece suite comprising of a p-shaped panel bath with handheld and shower over, wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Cupboard housing wall mounted boiler (replaced 2022). Fully tiled flooring and walls. Loft access. Spotlights to ceiling.

Exterior

Front-Gravel driveway offering off-road parking for up to five vehicles. Block paved pathway and steps leading to front door. Raised planted border. Enclosed by hedge and small brick retaining wall.

Rear Garden-Generous and well-maintained garden comprising of a wooden decked patio with balustrade. Remainder is mainly laid to lawn with planted border. Gravel pathway with stepping stones leading to foot of garden. Further patio seating area. Outside tap. Power supply. Pathway to side leading to a gated access to front. Timber shed to remain. Fully enclosed by timber fencing.

Property Information

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

Note To Purchasers

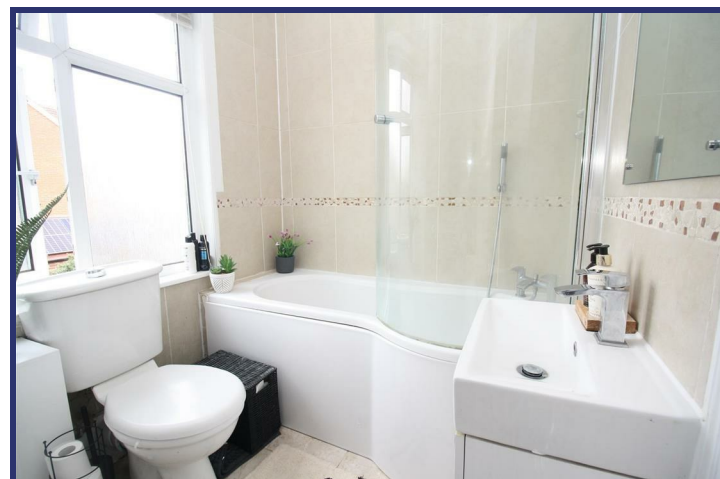
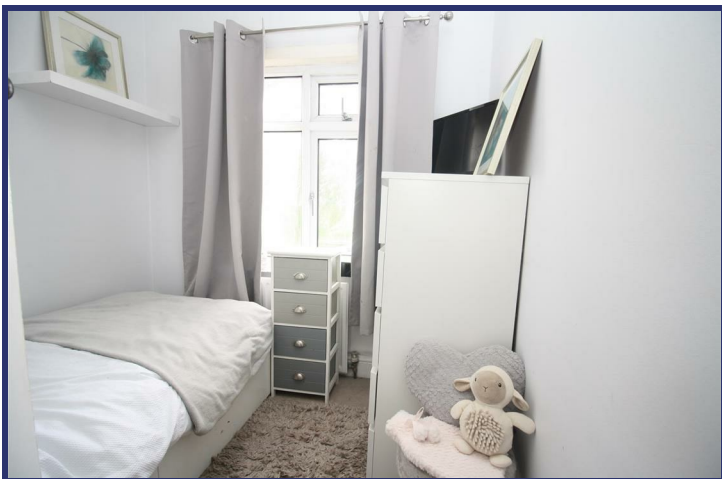
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

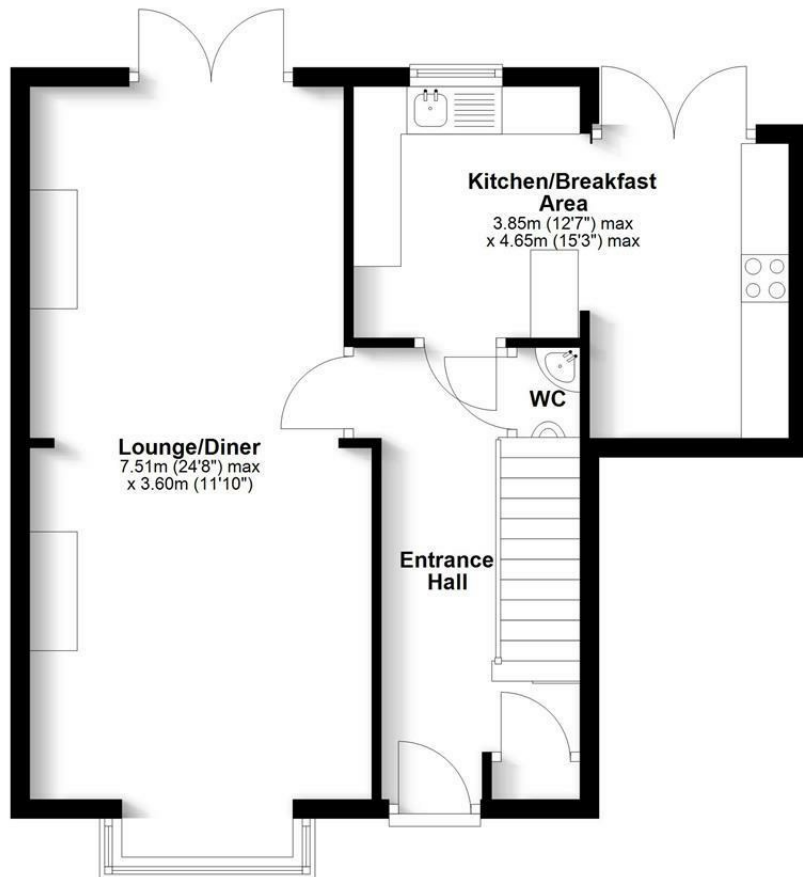






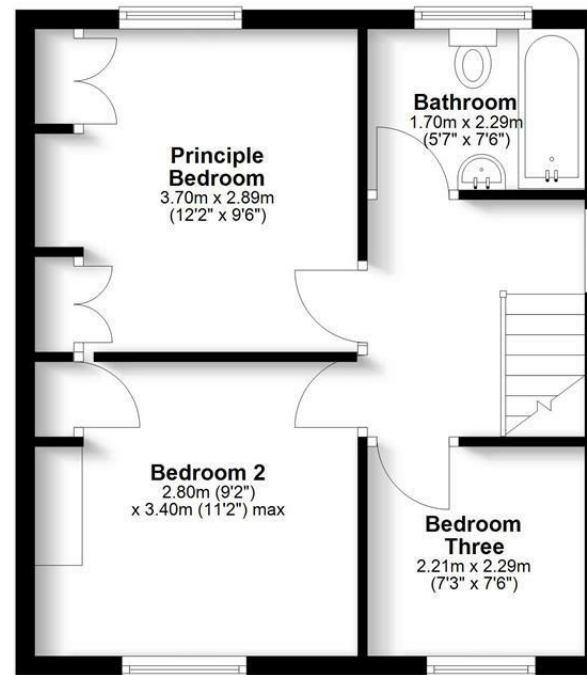
Ground Floor

Approx. 50.2 sq. metres (540.5 sq. feet)

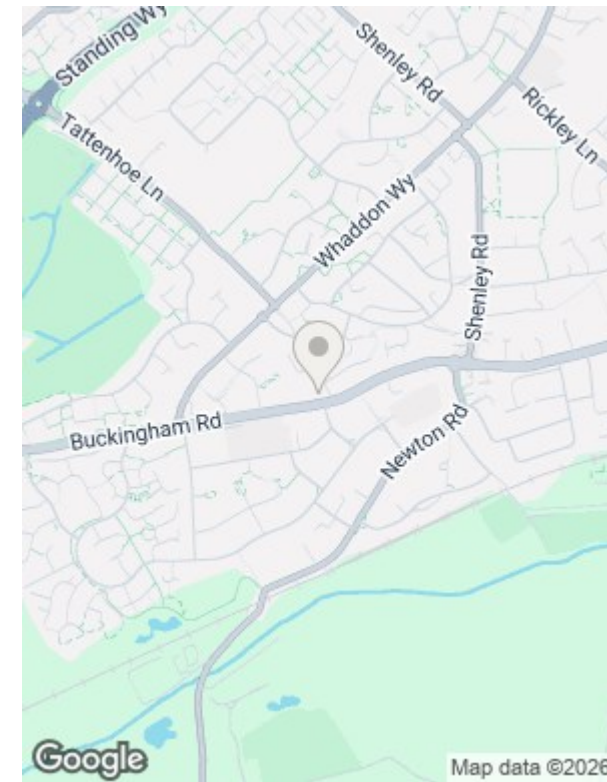


First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 88.3 sq. metres (951.0 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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

