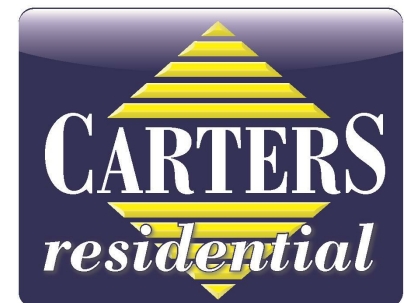




St. Giles Street, Milton Keynes, MK13 0BE



28 St. Giles Street
New Bradwell
Milton Keynes
MK13 0BE

£280,000

A 3 bedroom Victorian terrace house just a short walking distance of local shops, school and railway station.

The property has accommodation on two floors comprising an entrance hall, lounge and dining rooms which can be used separately or as one, fitted kitchen with appliances, lobby and a modern bathroom. On the first floor, there are 3 bedrooms.

The property is located just a short walk from facilities to include an array of shops, school and a short walk to Wolverton Railway station.

The property is offered for sale chain free.

- Period Terrace House
- 3 Bedrooms
- 2 Reception Areas
- Modern Fitted Kitchen with Appliances
- Modern Bathroom (Ground Floor)
- Enclosed Rear Garden
- UPVC Double Glazing
- Gas to Radiator Heating
- Short Walk to School, shops and Railway Station
- CHAIN FREE SALE





Ground Floor

A front door opens to a hall with stairs to the first floor and a door to the dining room.

The dining room has a window to the rear, open doorway to the living room at the front and a door to the kitchen.

The kitchen has a modern range of units to floor and wall levels with worktops, sink unit and appliances to include an oven, hob and fridge/freezer. Under stairs cupboard and a doorway to the rear lobby which has doors to the rear garden and bathroom.

A modern bathroom with a shower bath with shower and glass screen over, wash basin and WC. Window to the rear.

First Floor

The landing has access to the loft and a cupboard. Doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is located to the rear.

Outside

The rear garden has pedestrian access via a side alleyway. Laid with patio, lawns and enclosed by fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

Location - New Bradwell

New Bradwell is a small town of mainly Victorian and Edwardian buildings located on the Northern fringe of Milton Keynes. Most homes in New Bradwell are located within a short walk of the small High Street with an assortment of shops and food establishments for all of your day to day needs. The grand union canal runs to the southern edge and the north is bordered by miles of Buckinghamshire countryside with attractive walks, some along the riverside. The main line rail station in Wolverton to London (Euston) and the North is located just 10 minutes walk (approximate) from the western end of New Bradwell.

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

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.

Agent's note

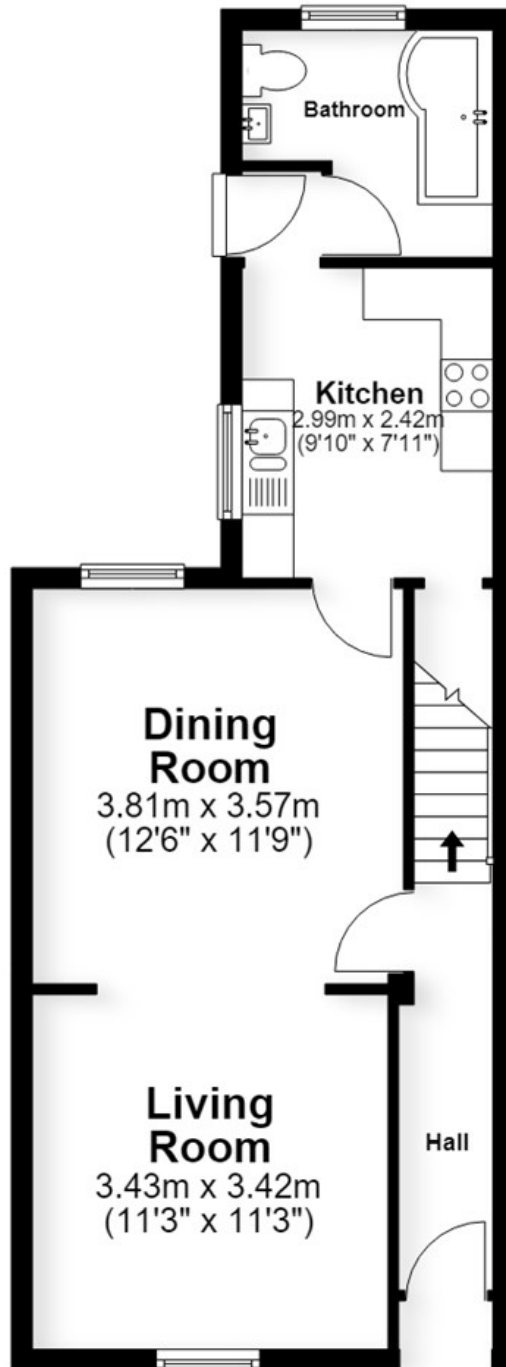
The property was renovated in 2013 -A kitchen, bathroom,, central heating install installed, and the property was rewired and had new windows fitted.





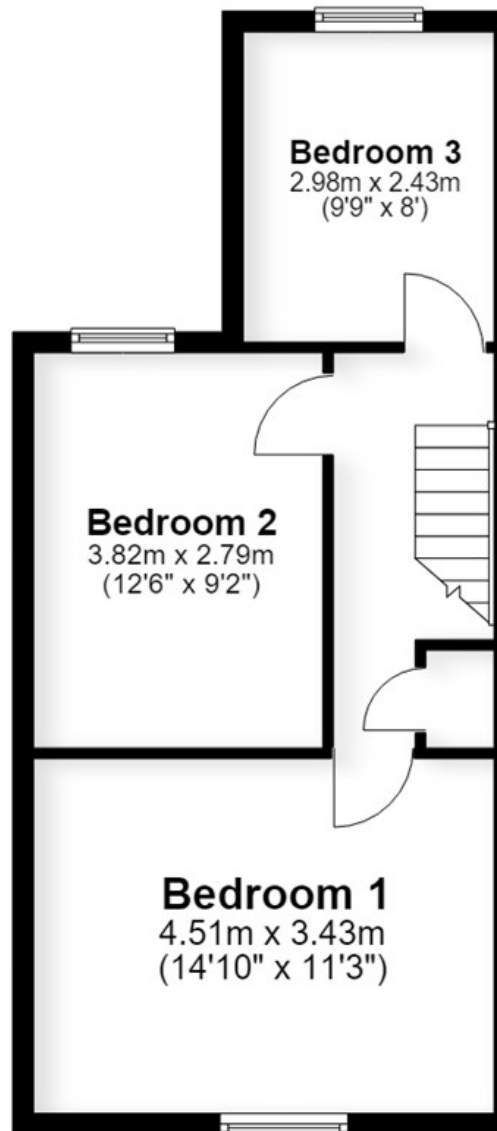
Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)

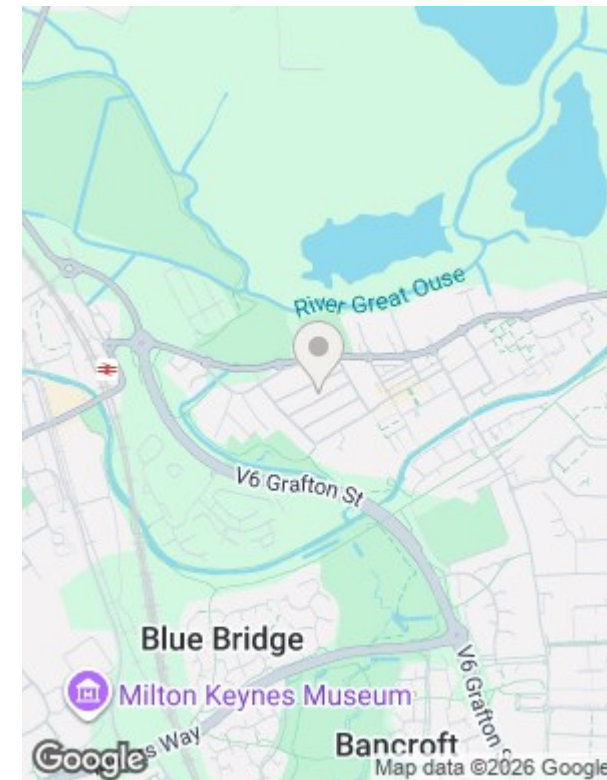


First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

