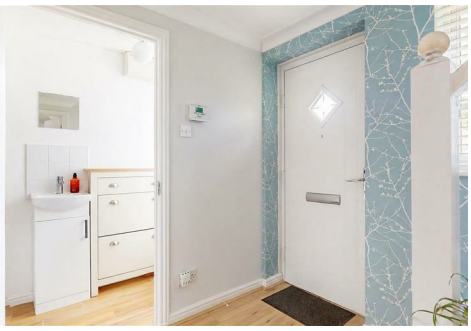
Cauldwell

PROPERTY SERVICES



2 St. Bartholomews, Milton Keynes, MK10 9GL

£335,000

CAULDWELL are pleased to offer for sale a well-presented three-bedroom home, situated within the sought-after Monkston area.

The accommodation briefly comprises: entrance hall, downstairs cloakroom, fitted kitchen, and a spacious lounge/dining room with access to the rear garden. To the first floor there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from both front and rear gardens, along with ample parking. Further features include gas to radiator heating and double glazing.

Monkston is a highly regarded residential area, ideally positioned for convenient access to the M1 (Junction 14) and Milton Keynes Coachway, both approximately 2 miles away. The Kingston Centre, offering a range of shops, supermarkets, and amenities, is also nearby. The property falls within the popular Oakgrove and Monkston Primary School catchment areas, making it an excellent choice for families.

Energy rating: C
Council tax band: C

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Door to cloakroom.. Door to kitchen and door to living/dining area. Coving to skimmed ceiling. Radiator.

CLOAKROOM
Two piece suite. Low level wc, wash hand basin with mixer tap. Splash back tile. Radiator. Frosted double glazed window to the front.

KITCHEN 8'11" x 8'8" (2.73 x 2.65)
Kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with stainless steel extractor. Space for fridge freezer, plumbing for washing machine, plumbing for dishwasher. Splash back tiles. Double glazed window to the rear. Double glazed door to the rear.

LIVING ROOM 15'3" x 17'3" (4.66 x 5.27)
Measured to widest point. Dual aspect. Double glazed window to the front. Double glazed sliding door to the rear. Under stair storage cupboard. Two radiators. Coving to a skimmed ceiling.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Coving to a skimmed ceiling. Double glazed window to the front. Airing cupboard housing boiler.

BEDROOM ONE 10'8" x 8'11" (3.26 x 2.72)
Double glazed window to the front. Radiator. Coving to a skimmed ceiling.

BEDROOM TWO 8'8" x 9'2" (2.65 x 2.81)
Double glazed window to the rear. Radiator. Coving to a skimmed ceiling. Loft access.

BEDROOM THREE 15'2" x 6'2" (4.63 x 1.90)
Measured to widest point. Double glazed window to the rear. Radiator. Coving to a skimmed ceiling.

FAMILY BATHROOM
Three piece suite. Panelled bath with shower over. Wash hand basin with mixer tap with vanity unit. Part tiled walls. Chrome towel rail. Skimmed ceiling with extractor.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Wooden fence panel surround. Outside shed. Decking area. Shingle area. Gated side access.

FRONT GARDEN
Laid mainly to lawn with hedge surround.

PARKING
Gravel parking area for two cars and hardstanding driveway for one car.

All measurements are approximate.

The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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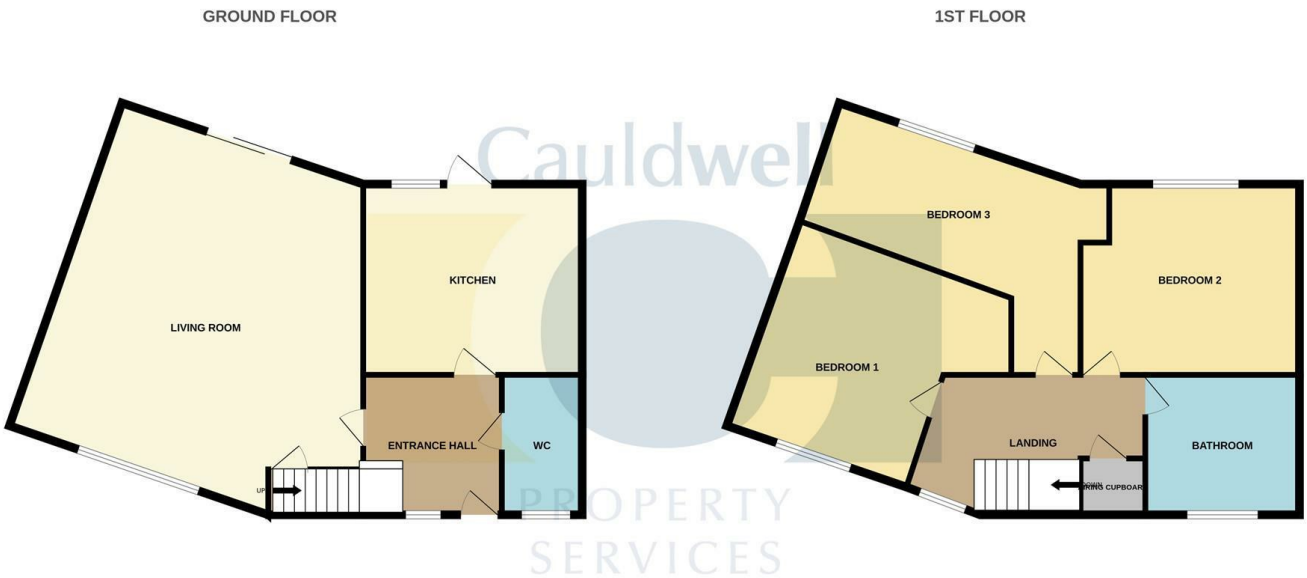
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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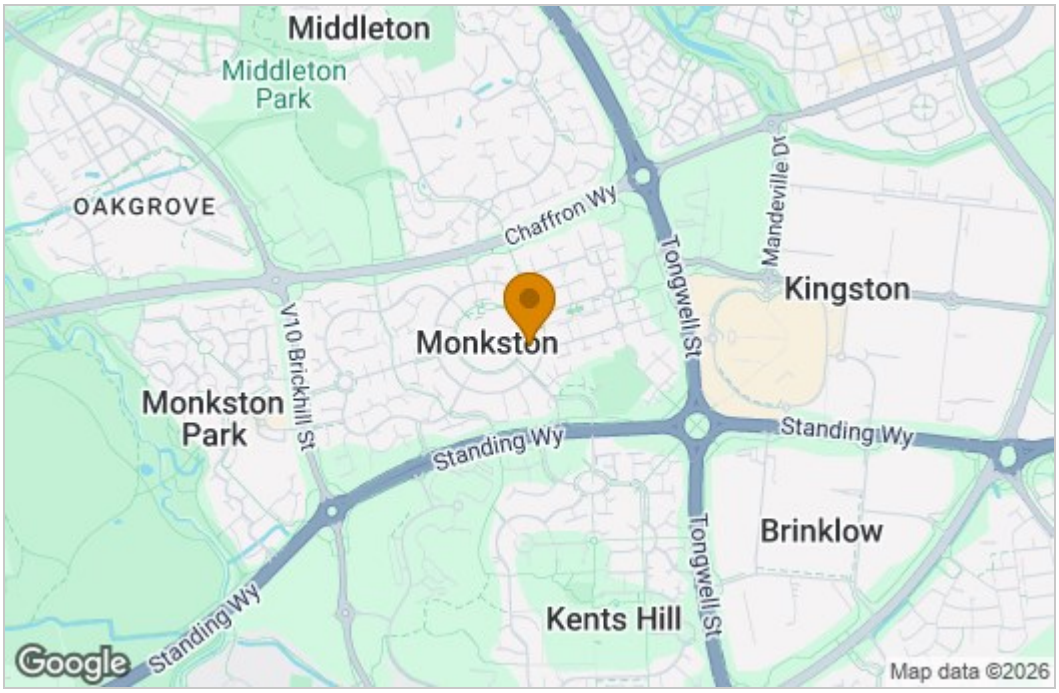
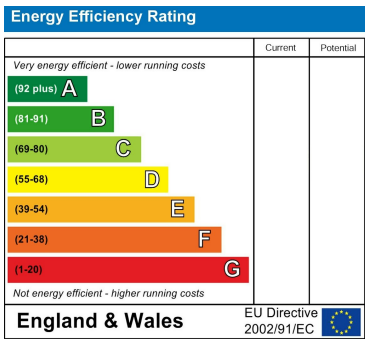
Area Map



Energy Efficiency Graph



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