



35 Vyne Crescent, Milton Keynes, MK8 9EJ

£290,000

CAULDWELL are delighted to offer for sale this well presented two bedroom semi detached property with a GARAGE, situated in a family friendly cul-de-sac within the popular Great Holm area. This light and airy is home conveniently located close to Central Milton Keynes boasts replacement double glazing, garage, driveway and an enclosed rear garden. Accommodation briefly comprises of entrance hall, kitchen/breakfast room, lounge/diner , Upstairs there are two bedrooms and bathroom. Energy rating D. Council tax band B.

Great Holm is a sought after location situated in the west of Milton Keynes and with this property approximately 1 mile from CMK station. The property benefits from Lodge Lake being on it's door step, this leads onto North Loughton Valley park and offers some lovely walks. The area also has a Chinese Restaurant that over looks the lake, doctors, pharmacy and local shop. The local schools are Holmwood Primary School, Two Mile Ash Middle School & Denbigh Secondary School all rated as either good or outstanding by Ofsted.

ENTRANCE HALL

Entrance door. Door to lounge/diner and kitchen.

LOUNGE/DINER 13'3" x 12'9" (4.06 x 3.91)

Double glazed window to front aspect. Stairs to first floor. Television point. Radiator

KITCHEN/BREAKFAST ROOM 12'5" x 8'2" (3.81 x 2.51)

Double glazed window to rear aspect. Door to rear garden. Fitted with wall and base units with worksurface incorporating sink with mixer tap and cutlery drainer. Wall mounted boiler. Plumbing for dishwasher and washing machine. Radiator. Tiled splash backs.

FIRST FLOOR LANDING

Double glazed window to side aspect. Door to all rooms.

BEDROOM ONE 11'8" x 9'3" (3.56 x 2.84)

Plus recess for wardrobe.

Double glazed window to front aspect. Radiator. Airing cupboard.

BEDROOM TWO 10'1" x 6'6" (3.07 x 1.98)

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Modernised bathroom. Frosted double glazed window to rear aspect. Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled splash backs. Radiator.

FRONT GARDEN

Hardstanding driveway for two vehicles.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Wooden fence panel surround. Service door to garage.

GARAGE

Up and over door. Door to garden.

COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/init.asp>

Paragraph

All measurements are approximate. 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.

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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.

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.

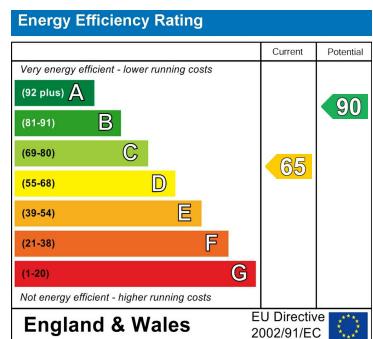
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Area Map



Energy Efficiency Graph



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