Cauldwell

PROPERTY SERVICES

28 Church Street, Milton Keynes, MK2 2NY

£299,995

CAULDWELL are delighted to offer for sale this charming three-bedroom period home, situated within the historic and well-established area of Fenny Stratford, Bletchley. Offering a wealth of character and generous accommodation throughout, this attractive property is ideal for first-time buyers, growing families, or those seeking a home with traditional charm and convenient access to local amenities.

The accommodation briefly comprises an entrance hall, a comfortable lounge, separate dining room, fitted kitchen, and a family bathroom. To the first floor there are three well-proportioned bedrooms, offering versatile living space for modern family life.

Outside, the property benefits from an enclosed rear garden, providing an ideal space for outdoor entertaining, relaxation, and family enjoyment.

Fenny Stratford Area Guide

Fenny Stratford is one of Milton Keynes' most historic locations, originally established as a market town and retaining much of its traditional character today. The area offers a unique blend of period properties, local independent shops, public houses, cafés, and everyday amenities, creating a strong sense of community and heritage. The town developed along the historic Watling Street and remains well connected to neighbouring

ENTRANCE HALL
Entrance door. Stairs to first floor. Door to lounge/dining room. Radiator.

LOUNGE/DINING ROOM 25'4" x 10'2" (7.73 x 3.11)
Dual aspect room with double glazed bay window to front. Double glazed door to rear. Skimmed ceiling with inset lighting. Three radiators.

KITCHEN 9'6" x 7'7" (2.90 x 2.32)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob. Plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Splash back tiling. Skimmed ceiling with inset lighting. Tiled flooring. Double glazed window to side. Door to bathroom.

BATHROOM
Three piece suite comprising low level wc and wash hand basin basin, panelled bath with shower over. Part tiled walls. Heated towel rail. Two frosted double glazed windows to side.

FIRST FLOOR LANDING
Doors to all rooms. Access to loft space. Airing cupboard.

BEDROOM ONE 10'3" x 11'5" (3.14 x 3.48)
Double glazed window to front. Radiator.

BEDROOM TWO 11'10" x 8'2" (3.63 x 2.51)
Double glazed window to rear. Radiator.

BEDROOM THREE 7'8" x 9'4" (2.36 x 2.87)
Double glazed window to rear. Radiator.

REAR GARDEN
Enclosed and laid to artificial lawn with patio area. Gated access. Wood fence surround. Outside tap.

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.

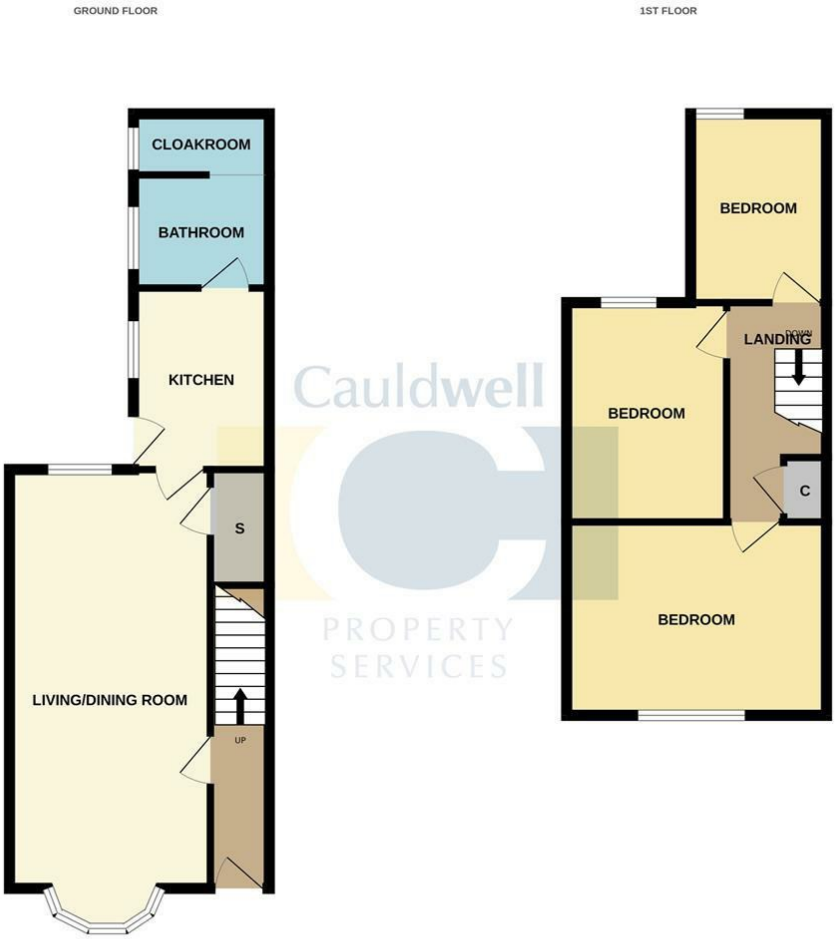
2. Vendor Approval
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any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

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

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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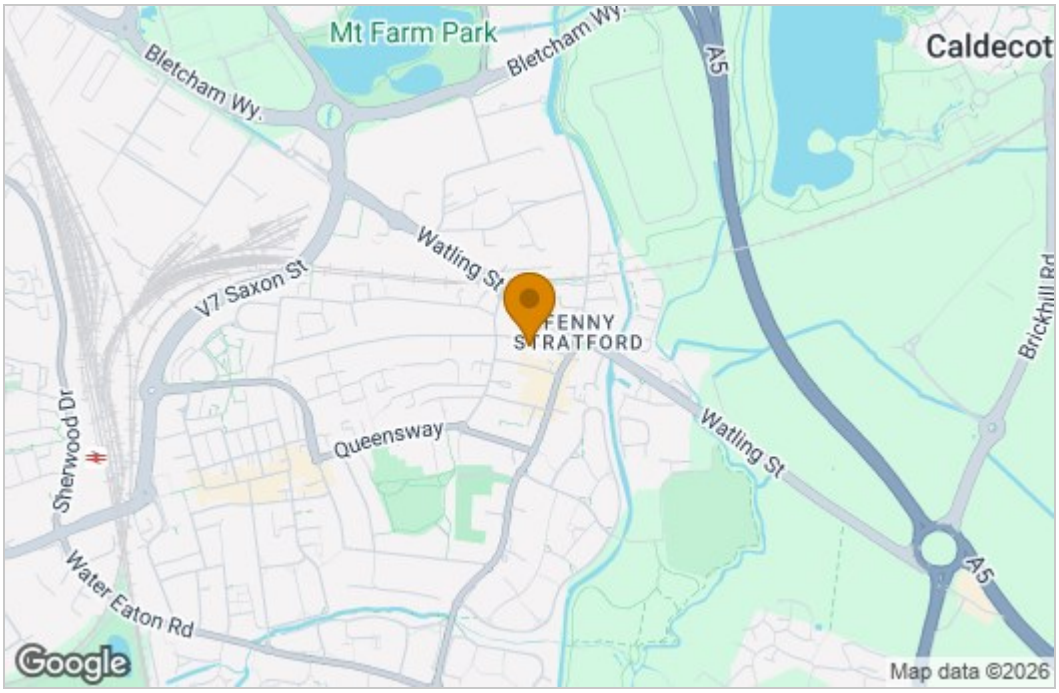
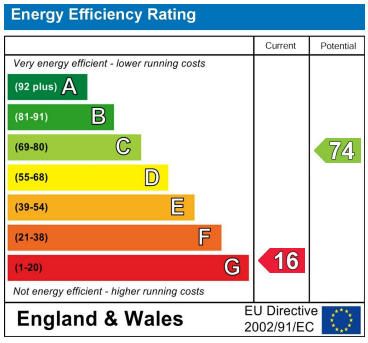
Area Map



Energy Efficiency Graph



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