



# Cauldwell

PROPERTY SERVICES



## 9 Holt Avenue, Milton Keynes, MK10 7GG

### £276,000

Modern Two-Bedroom Semi-Detached Property in Sought-After Location

CAULDWELL is pleased to offer for sale this modern two-bedroom semi-detached property, available through the popular fixed equity scheme with an 80% share. This scheme provides an excellent opportunity for buyers to own a substantial portion of the property without the need to pay rent on the remaining share.

#### Key Features:

- Entrance Hall: Welcoming space leading into the home.
- Open Plan: Lounge/Kitchen/Diner: A contemporary area perfect for cooking and dining.
  - Lounge: Comfortable living space for relaxation, with under floor heating.
  - Inner hallway leading to a downstairs cloakroom and rear garden
- Two Double Bedrooms: Spacious rooms offering ample accommodation.
  - Bathroom with Shower: Modern fittings for convenience.

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Radiator. Door to open plan lounge/kitchen/dining room.

## **OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 26'6" x 10'0" (8.1 x 3.07)**

### **KITCHEN AREA**

Fitted with a range of wall and base units with worksurfaces incorporating a sink, drainer and mixer tap. Built in stainless steel oven, four ring hob and extractor. Built in fridge freezer, washer dryer and dishwasher. Double glazed window to rear. Radiator. Skimmed ceiling. Porcelain tiled flooring with under floor heating. Door to inner hall way.

### **LOUNGE AREA**

Dual aspect with double glazed windows to front and side. Skimmed ceiling. Door to understairs storage cupboard. Radiator. Porcelain tiled flooring with under floor heating.

### **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Skimmed ceiling.

### **INNER HALLWAY**

Double glazed door to rear. Radiator. Skimmed ceiling. Door to cloakroom. Amtico flooring.

### **FIRST FLOOR LANDING**

Doors to all rooms,.

### **BEDROOM ONE 11'3" x 10'0" (3.43 x 3.07)**

Two double glazed windows to front. Radiator. Skimmed ceiling.

### **BEDROOM TWO 13'8" x 7'8" (4.19 x 2.34)**

Three door wardrobe with sliding mirror doors. Further storage cupboard. Skimmed ceiling. Radiator.

### **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Splash back tiling. Shaver point. Extractor. Skimmed ceiling with spot lights. Frosted double glazed window to side. Tiled flooring. Radiator.

### **REAR GARDEN**

Enclosed and laid to lawn with wooden fence surround. Gated side access. Large patio area. Outside tap. Summerhouse (20ftx10ft) with potential for outside office or gym.

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

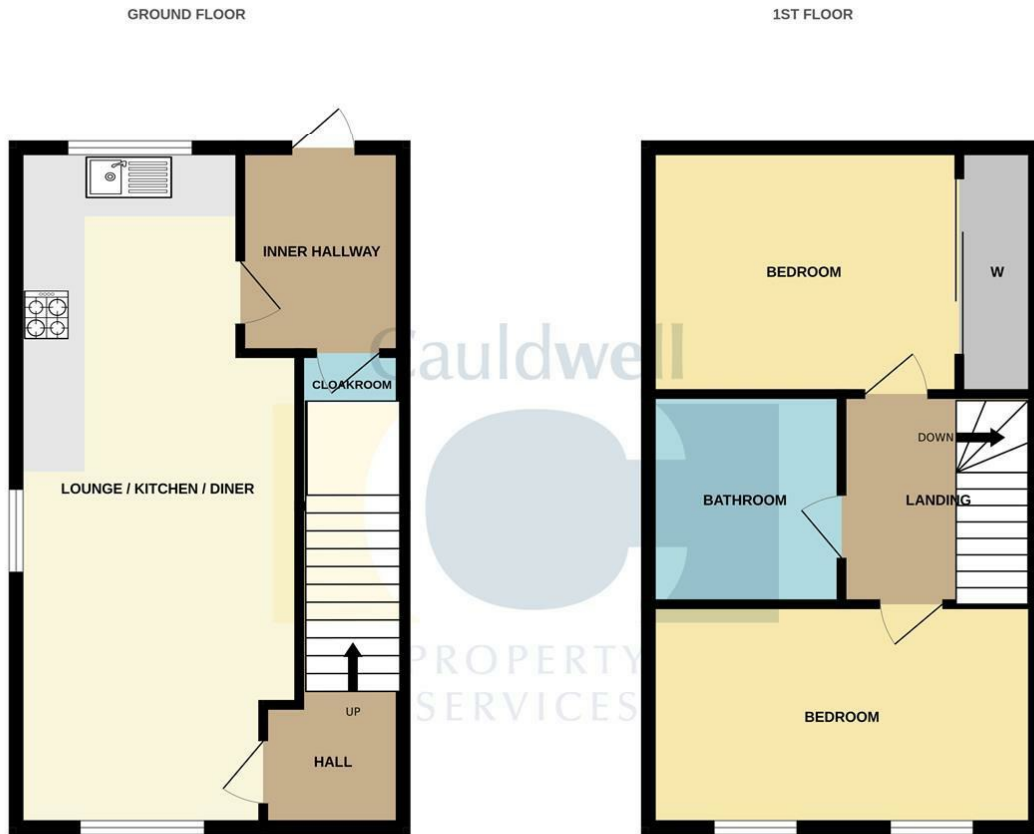
as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.

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.

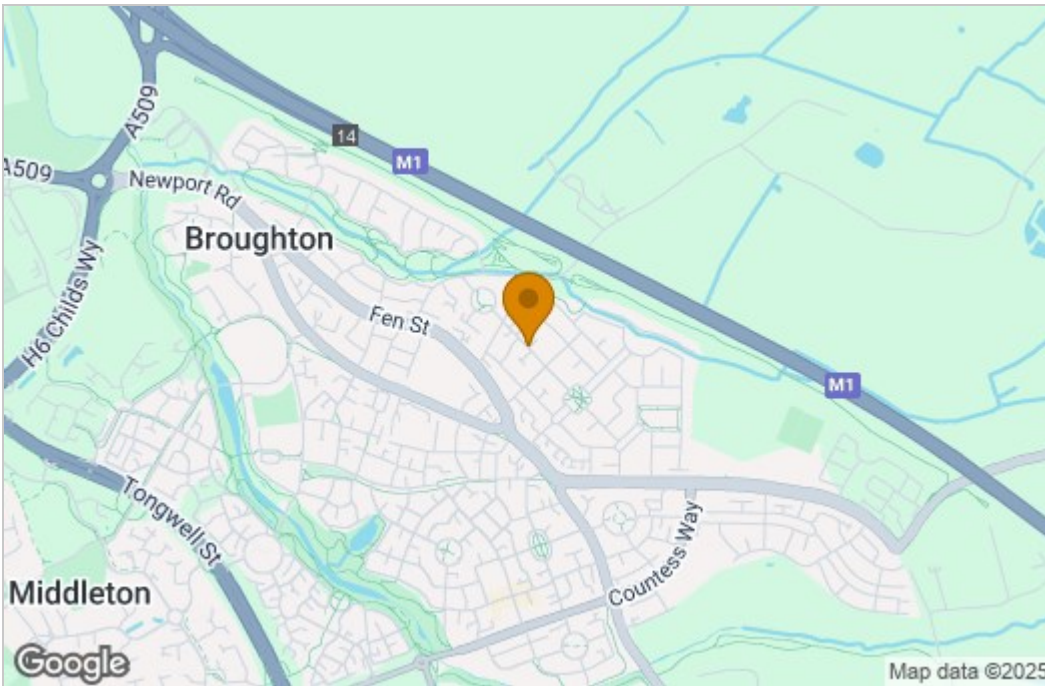
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

# 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.  
Made with Metropix 62025

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH  
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk