

# Cauldwell

PROPERTY SERVICES



## 13 Fontwell Drive, Bletchley, MK3 5LR

**£259,500**

Cauldwell Property Services are please to offer for sale this well proportioned two bedroom home on the Racecourse development in Far Bletchley, Milton Keynes.

Accommodation downstairs comprises an entrance hall with built in storage cupboard, lounge, fitted kitchen/dining room. Upstairs there are two double bedrooms and a family bathroom. Outside you have a private garden and driveway parking.

The property would be ideal for a first time buyer, downsizer or as a buy to let, the property is currently rented for £1,050.

The property is a short walk away the convenience shop on the Racecourses itself and St Marys shopping parade. Bletchley Railway station is approximately 2 miles away and CMK station approximately 5 miles.

The property is offer for sale with no upper chain.

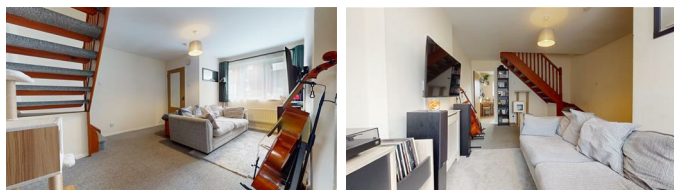
EPC rating: C

Council tax: B

### ENTRANCE HALL

Composite door to front. Storage cupboard. Door to living room.

### LIVING ROOM 16'2" x 12'4" (4.93 x 3.78)



Double glazed window to front. Radiator. Internet point. Stairs to first floor landing. Door to kitchen/dining room.

### KITCHEN/DINER 12'4" x 8'10" (3.77 x 2.71)



Double glazed windows and door to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and gas hob. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall mounted combination boiler.

### FIRST FLOOR LANDING

Stairs from entrance hall. Loft access.

### BEDROOM ONE 12'5" x 8'11" (3.8 x 2.74)



Double glazed window to rear. Radiator.

### BEDROOM TWO 12'5" x 7'4" (3.8 x 2.24)



Two double glazed windows to front. Radiator.

### BATHROOM



Three piece suite comprising bath with mains shower, wash hand basin and close coupled wc. Wall mounted cabinet. Radiator. Extractor fan.

### REAR GARDEN

Rear width patio leading to lawn. Timber shed. Gated access to rear.

### DRIVEWAY

To side for two vehicles.

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

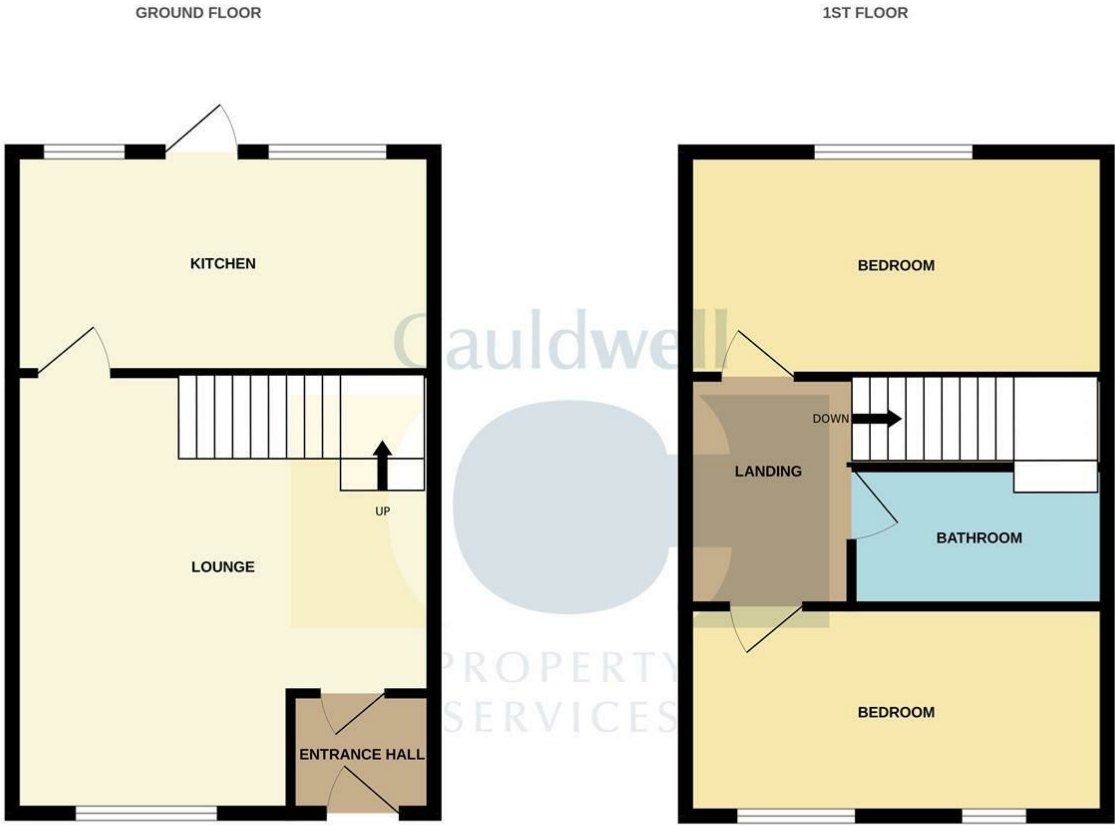
accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

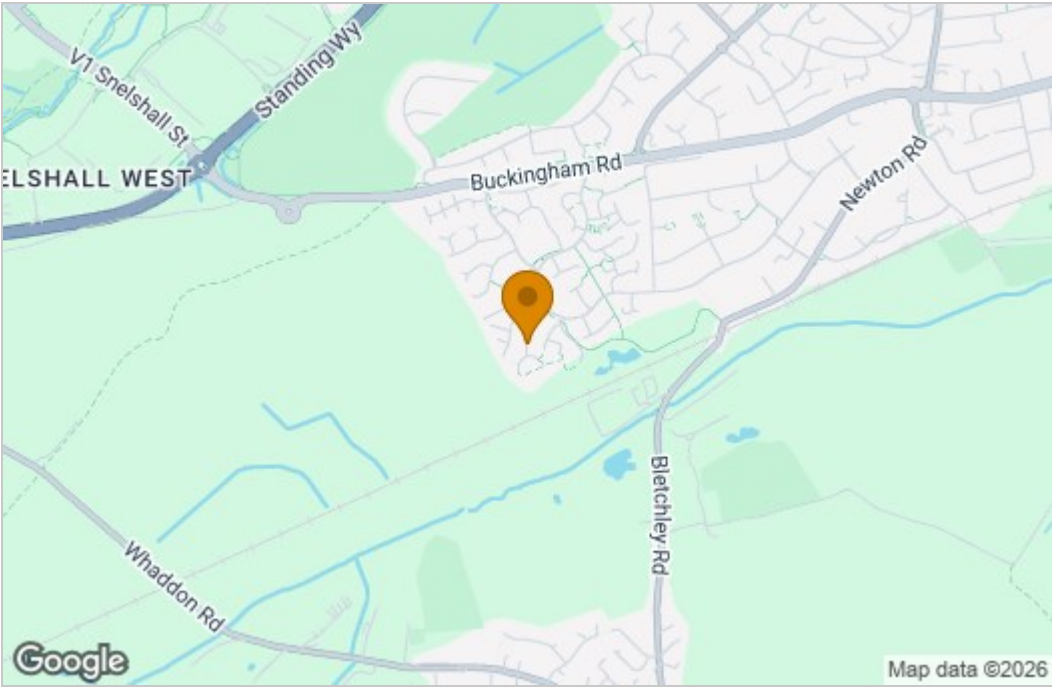
Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Cauldwell Property Services.

Floor Plan

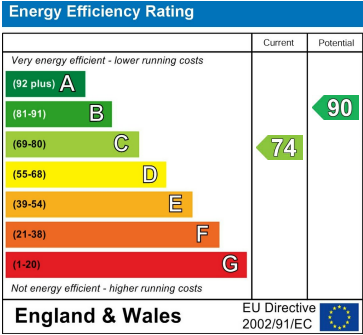


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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