



# Cauldwell

PROPERTY SERVICES



## 12 Coverack Place, Milton Keynes, MK4 3BA

**£262,500**

CAULDWELL are delighted to offer for sale this modern and well presented two bedroom home, situated in the sought after area of Tattenhoe towards the south west side of Milton Keynes. Accommodation comprises entrance hall, living room/dining room with French doors leading to the rear garden, fitted kitchen, two bedrooms and a bathroom. Outside the property benefits from an enclosed rear garden and allocated parking. EPC rating C. Council tax band C.

Tattenhoe is a popular location, not only for its sought after school catchment of Giles Brook Primary school and Shenley Brook End Secondary school, but also for its proximity to areas of local interest including Tattenhoe Valley Park which leads to Furzton Lake, Howe Park Woods, the 16th Century St Giles Church and orchard. The area also benefits from Westcroft Districts Centre which is situated in the neighbouring development, here there is a library, doctors surgery, supermarket and other convenience shops.

Council tax band: C  
Energy rating: C

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Door to kitchen and dining room. Radiator.

## **KITCHEN 5'8" x 8'11" (1.74 x 2.74)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Plumbing for washing machine and space for under counter fridge and freezer. Splash back tiling. Concealed wall mounted boiler. Double glazed window to front.

## **LOUNGE/DINING ROOM 15'4" x 11'11" (4.69 x 3.64)**

Double glazed sliding door to rear. Understairs storage cupboard. Double panelled radiator.

## **FIRST FLOOR LANDING**

Doors to all rooms. Access to loft.

## **BEDROOM ONE 8'2" x 11'10" (2.51 x 3.62)**

Double glazed window to rear. Radiator.

## **BEDROOM TWO 9'11" x 9'8" (3.03 x 2.97)**

Double door built in cupboard. Box bulk head storage cupboard. Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with cupboard surround. Shaver point. Extractor.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with decking area and wooden fence surround.

## **FRONT GARDEN**

Block paved driveway. Shingle and grass area. Path to front door with storm porch over.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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The above details have been submitted to our clients but at the moment have not been approved

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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.

# Floor Plan

GROUND FLOOR

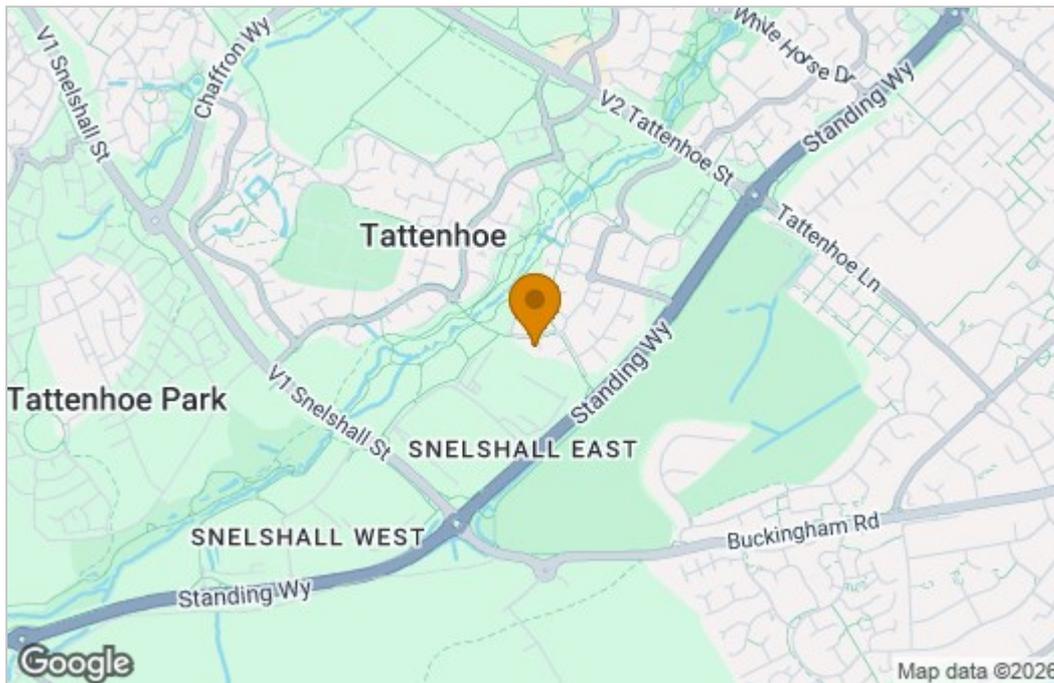
1ST FLOOR



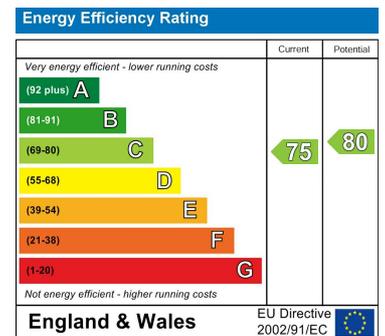
TOTAL FLOOR AREA : 592sq.ft. (55.0 sq.m.) approx.

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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