Cauldwell

PROPERTY SERVICES

44 Fortescue Drive, Milton Keynes, MK5 6AU

£299,995

We are delighted to offer for sale this three bedroom semi detached home, offered for sale with no upward chain in the popular area of Shenley Church End.
The accommodation comprises an entrance hall, fitted kitchen, lounge/diner, upstairs there are three bedrooms and a family bathroom.
Outside there is an enclosed rear garden, garage and a driveway.

Shenley Church End also boasts a local parade of shops, including a Sainsburys, a Leisure Centre, there are also two highly regarded schools in Glastonbury Thorn infants and Denbigh Secondary School.
Central Milton Keynes railway station is under 2 miles, which makes it a great location for commuters.
One of the original villages of Milton Keynes, Shenley or 'Senelai' has the meaning bright clearing in Old English and is mentioned in the Doomsday Book of 1086. The location is also home to a 12th Century Church, St Marys and 'The Toot' which was the site of the 13th Century Mott and Bailey Castle, now owned by the Parks Trust and used for grazing.

Council tax band: C
Energy rating: C

ENTRANCE
Entrance though front door into entrance hall area. Stairs to first floor. Leading to the kitchen and living/dining room.

LIVING/DINING ROOM 15'4" x 13'8" (4.68 x 4.17)
Sliding double glazed door to the rear. Wood effect flooring. Radiator.

KITCHEN 9'4" x 7'7" (2.86 x 2.32)
Double glazed window to the front. Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Built in oven with with gas hob. Plumbing for washing machine, space for fridge freezer. Splash back tiles.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom and storage cupboard.

BEDROOM ONE 11'10" x 8'3" (3.63 x 2.53)
Double glazed window to the front aspect. Three door fitted wardrobe. Radiator.

BEDROOM TWO 7'8" x 6'9" (2.35 x 2.06)
Double glazed window to the rear aspect. Radiator.

BEDROOM THREE 9'7" x 5'10" (2.93 x 1.78)
Double glazed window to the rear aspect. Radiator.

BATHROOM
Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc, wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to the side aspect.

FRONT
Gated front garden. Driveway leading to single garage.

GARAGE
Single garage with up and over door.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence panel surround.

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.

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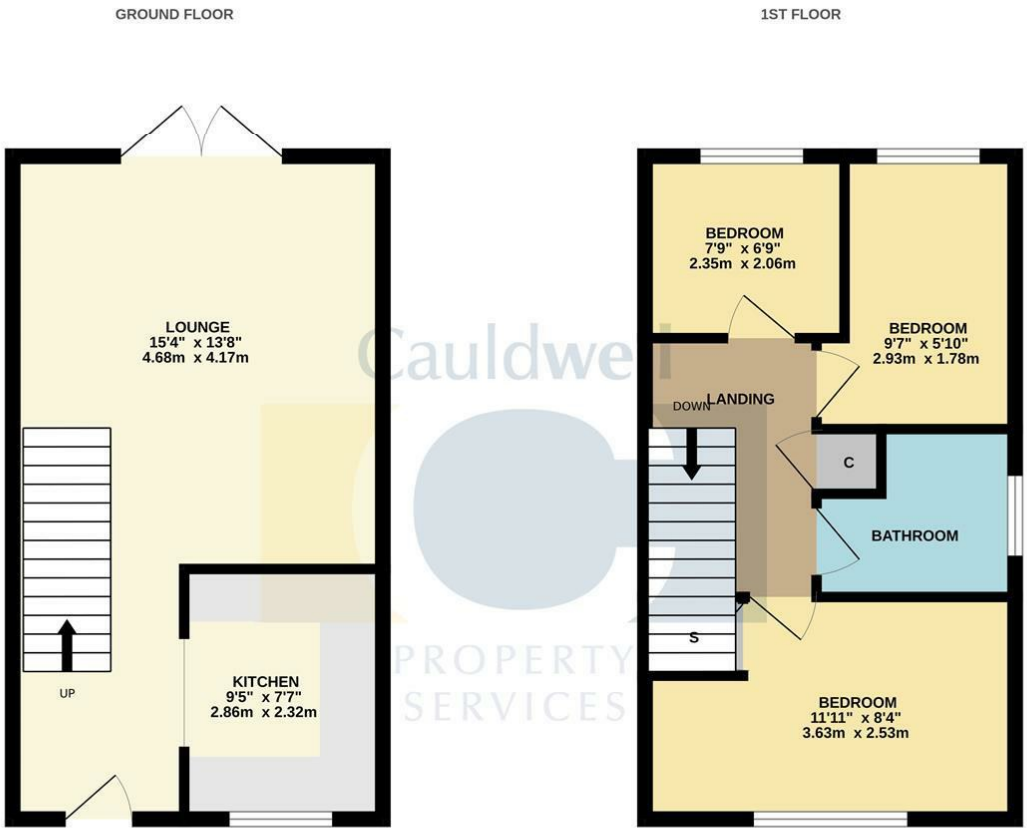
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks 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



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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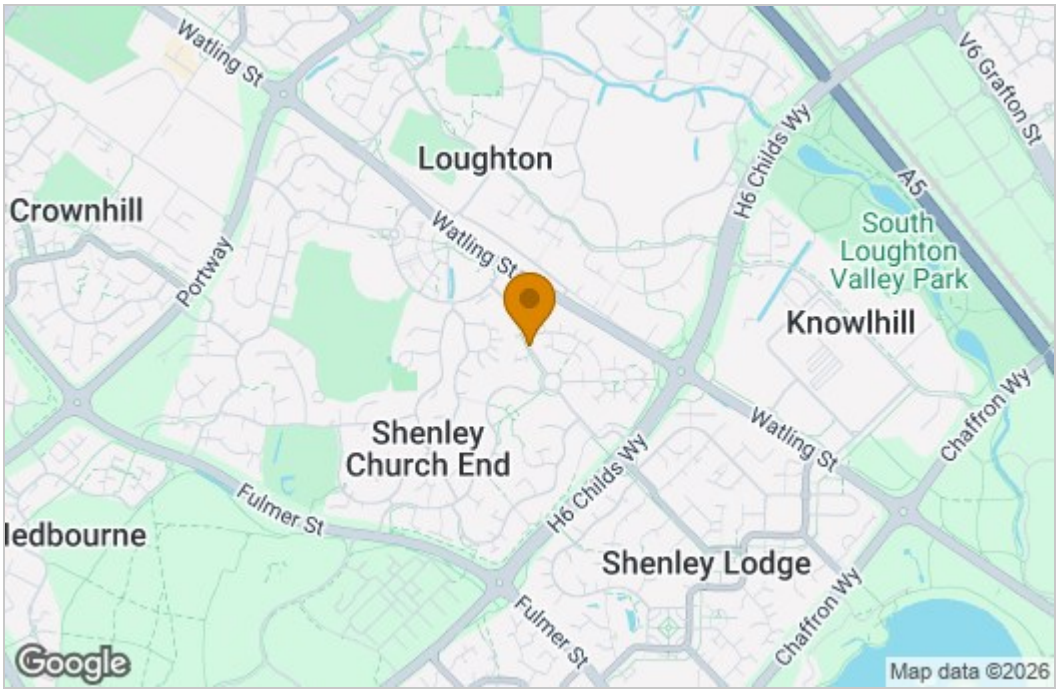
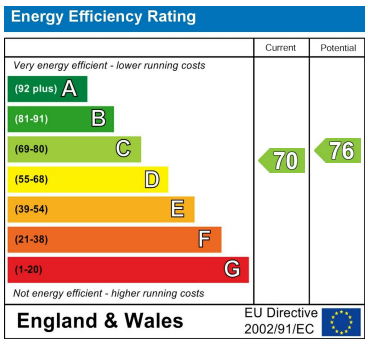
Area Map



Energy Efficiency Graph



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