Cauldwell

PROPERTY SERVICES









212 Westbury Lane, Milton Keynes, MK16 8PT

£239,995

***FOR INVESTORS ONLY ***

CAULDWELL are delighted to offer for sale this two bedroom terrace property in the sought after town of Newport Pagnell. The property briefly comprises: Entrance Porch, Lounge, fitted kitchen , Family Bathroom, Front and Rear Gardens and a SINGLE GARAGE located in a block.

Situated in the North East corner of Milton Keynes, Newport Pagnell is a historic industrial town where Aston Martin still retains a presence. The town has a traditional high street with numerous shops and restaurants; leisure centre and swimming pool; three primary schools and a secondary school; the Great River Ouse and River Ousel are next to the town and there is lots of open space to be enjoyed.

Energy rating C.
Council tax band B.

ENTRANCE
Leading to living room

LIVING ROOM 9'11" x 13'9" (3.03 x 4.20)
Double glazed window to front. Radiator. Stairs to first floor. Arch to kitchen/diner.

KITCHEN/DINER 8'6" x 13'0" (2.58 x 3.97)
Double glazed windows to rear. Glazed door to rear garden. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink unit. Plumbing for washing machine. Space for cooker. Splash back tiling. Space for fridge freezer.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE 13'1" x 10'4" (3.98 x 3.14)
Two double glazed windows to front. Radiator.

BEDROOM TWO 8'6" x 7'9" (2.60 x 2.35)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed window to rear. Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Radiator.

REAR GARDEN
Mainly laid to lawn.

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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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.

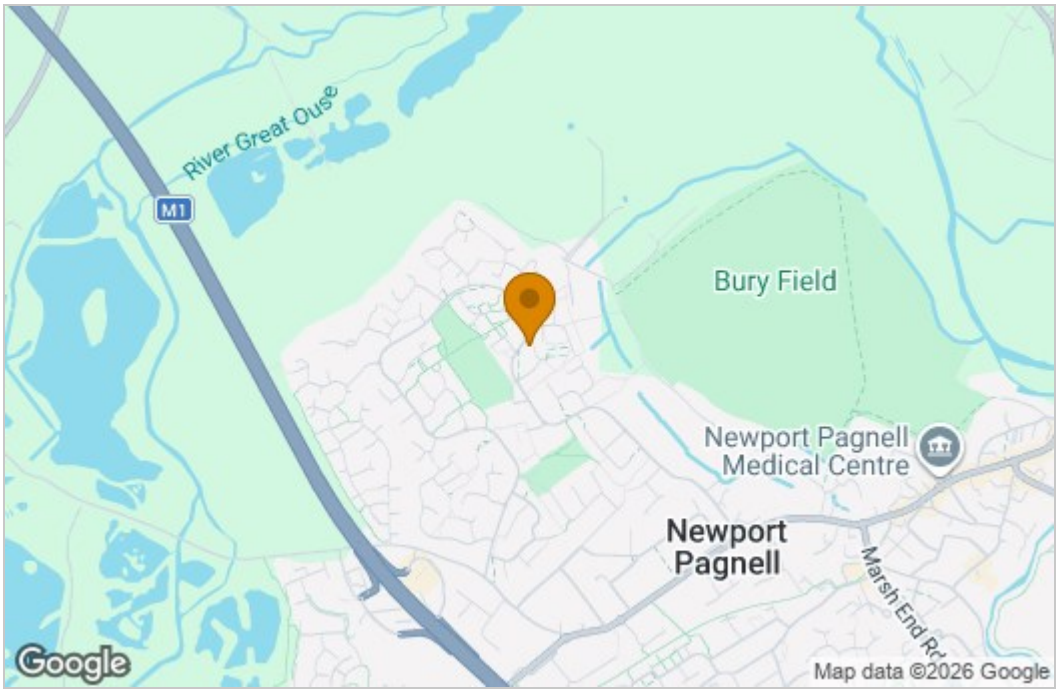
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

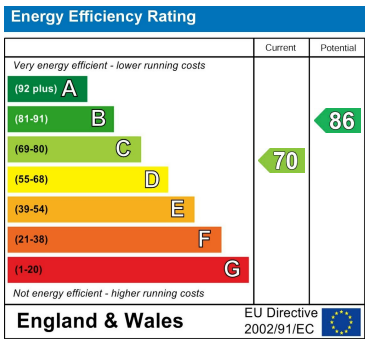


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Area Map



Energy Efficiency Graph



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