Cauldwell

PROPERTY SERVICES

65 Calder Vale, Milton Keynes, MK3 7QS

£289,995

CAULDWELL are pleased to offer for sale this three-bedroom semi-detached home, situated within the popular Rivers Estate in Bletchley and offered for sale with no upper chain. The property is in need of modernisation, providing an excellent opportunity for buyers to improve and personalise a home to their own taste.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, kitchen/breakfast room, and a lounge/dining room, offering good living space with plenty of potential.

To the first floor there are three bedrooms and a family shower room.

Externally, the property benefits from front and rear gardens, along with a garage and driveway providing off-road parking.

Location – The Rivers Estate, Bletchley

The Rivers Estate is a well-established and popular residential area within Bletchley, known for its green spaces, family-friendly environment and convenient access to local amenities. The area offers a range of nearby facilities including shops, supermarkets, schooling and leisure amenities, along with good transport links. Bletchley town centre and mainline railway station are within easy reach, providing access to Milton Keynes

ENTRANCE HALL
Stairs to first floor. Door to cloakroom. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Frosted double glazed window to side.

KITCHEN 16'2" x 8'1" (4.95 x 2.48)
AND 2.74 and 2.18
Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor fan. Plumbing for washing machine and dishwasher. Space for fridge freezer. Double glazed window to rear and side. Sliding double glazed door to rear. Double glazed door to side. Radiator. Doors to lounge./dining room.

LOUNGE/DINING ROOM 23'11" x 7'11" to 10'6" (7.30 x 2.42 to 3.22)
Double glazed window to front. Two radiators. Fireplace.

FIRST FLOOR LANDING
Doors to all rooms. Access to loft. Airing cupboard. Frosted double glazed window to side.

BEDROOM ONE 10'3" x 12'1" (3.13 x 3.69)
Double glazed window to front. Four door wardrobe with sliding mirrored doors. Radiator.

BEDROOM TWO 9'0" x 11'8" (2.76 x 3.56)
Double glazed window to rear. Radiator.

BEDROOM THREE 8'0" x 7'1" (2.45 x 2.18)
Double glazed window to rear. Radiator.

SHOWER ROOM
Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window to front.

REAR GARDEN
Enclosed and laid mainly to lawn with path to rear and brick and wooden fence surround.

SINGLE GARAGE
Up and over door and driveway.

FRONT GARDEN
Miniature wall surround with path to front door,.

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.

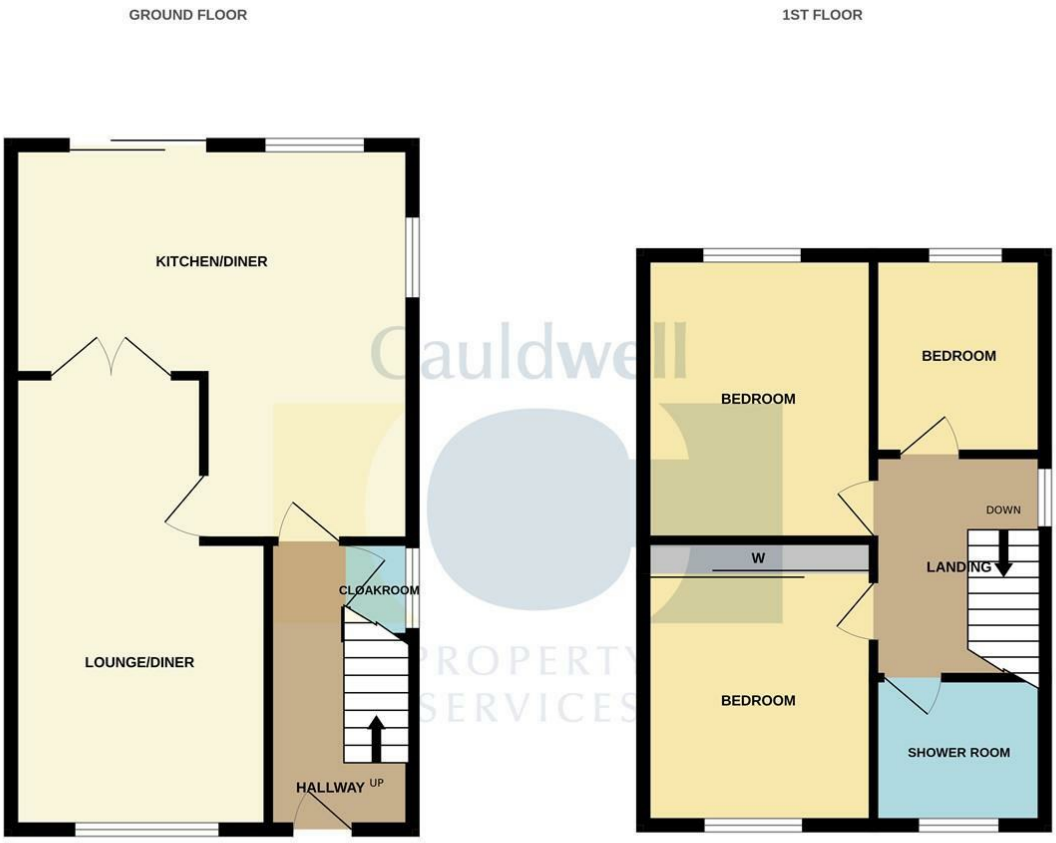
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

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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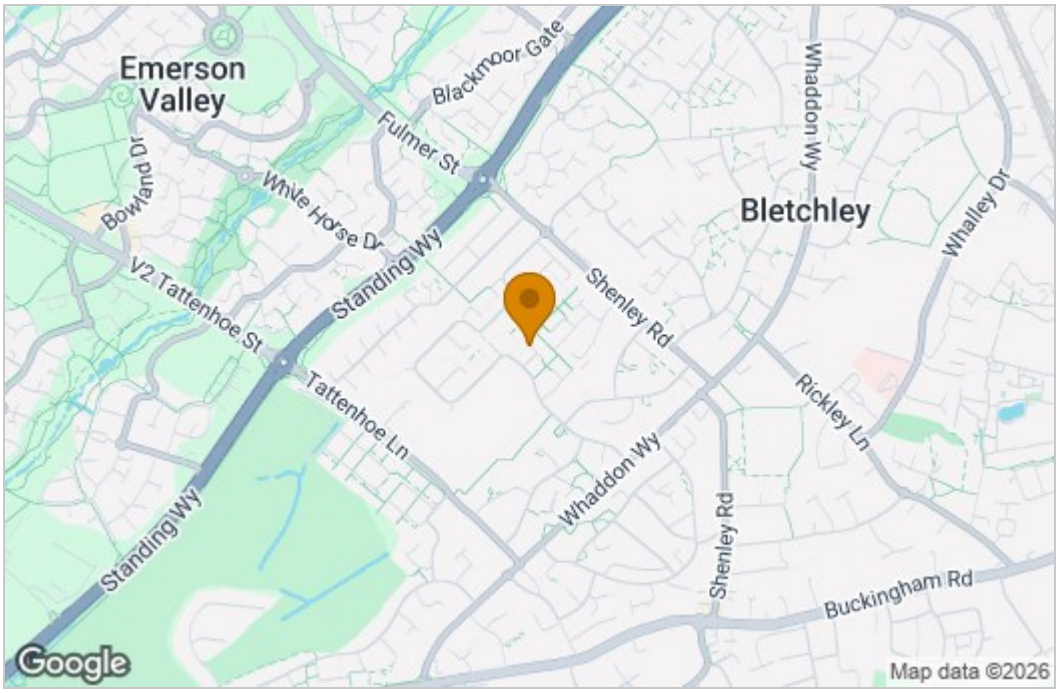
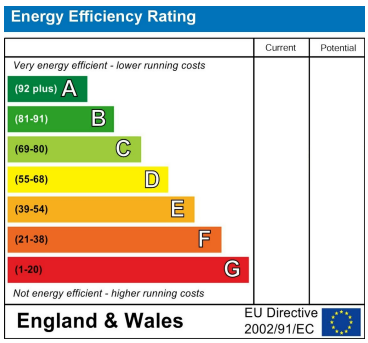
Area Map



Energy Efficiency Graph



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