



Cauldwell

PROPERTY SERVICES



18 Fullers Ground, Milton Keynes, MK17 7AX **Offers In The Region Of £265,000**

CAULDWELL are pleased to offer for sale a stunning modern coach house with an EN-SUITE SHOWER ROOM, situated in the popular new development of Eagle Farm South. Accommodation comprises; entrance hall with stairs leading to the first floor, open plan lounge/dining room with a quality fitted kitchen with integrated appliances, , en-suite to the principal bedroom, two double bedrooms and a family bathroom . Outside there is a rear garden and a carport. Energy rating B. Council Tax Band; B.

This popular new development is located within 5/10 minute drive to J13 M1 motorway with a variety of shops including Kingston shopping district and the historic village all within close proximity. There are a number of local parks and green areas close by. Additionally, Milton Keynes Central Railway Station and the Centre:MK are within a short drive away.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator.

FIRST FLOOR LANDING

Double glazed window to rear. Access to loft. Radiator. Doors to all rooms. Skimmed ceiling.

OPEN PLAN LIVING SPACE 17'8" x 12'1" (5.40 x 3.69)

KITCHEN AREA

Fitted with a range of soft close high gloss wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Built in dishwasher and fridge freezer. Concealed wall mounted boiler. Under unit lighting. Skimmed ceiling. Double glazed window to side. Radiator.

LIVING AREA

Skimmed ceiling. Double glazed window to front. Double panelled radiator.

BEDROOM ONE 12'9" x 9'10" (3.91 x 3.02)

Double glazed window to front. Double panelled radiator. Skimmed ceiling. Door to ensuite.

ENSUITE

Frosted double glazed window to rear. Three piece suite comprising double tiled shower cubicle. low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling. Radiator.

BEDROOM TWO 12'3" x 8'8" (3.75 x 2.65)

Storage cupboard. Skimmed ceiling. Radiator. Double glazed window to front.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Frosted double glazed window to rear. Extractor. Skimmed ceiling.

CARPORT

Providing off road parking.

REAR GARDEN

Enclosed rear garden. Mainly laid to lawn. Shed. Gated side access to front.

COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>.

All measurements are approximate. 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

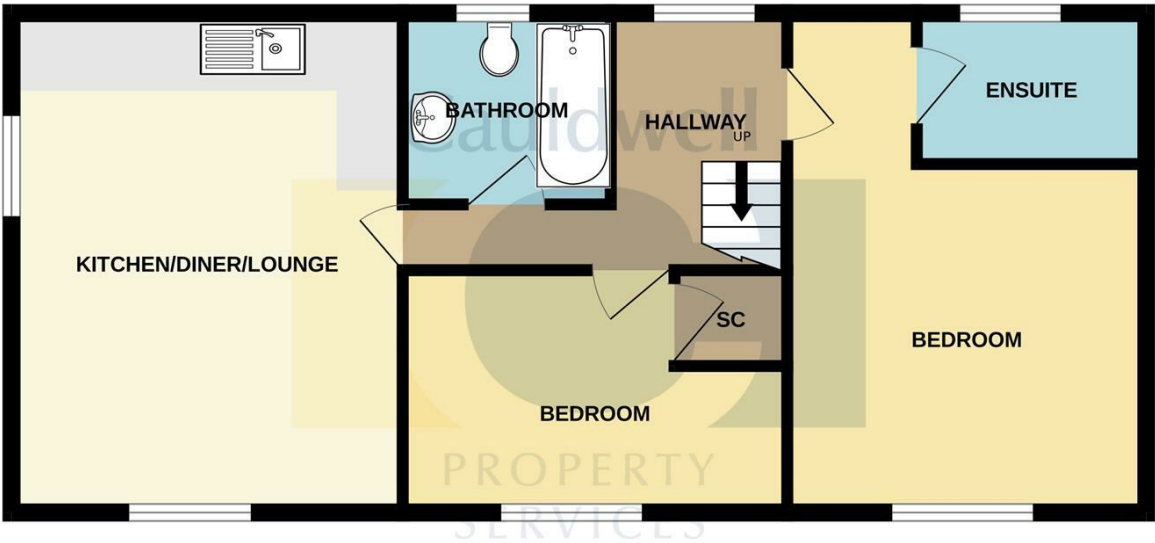
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Floor Plan

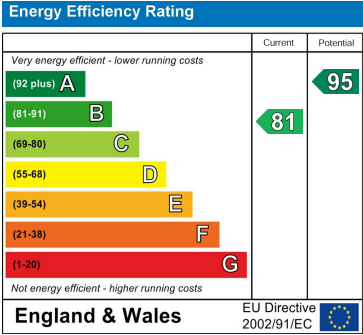


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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