



Cauldwell

PROPERTY SERVICES



23 Windsor Street, Milton Keynes, MK12 5AL

£350,000

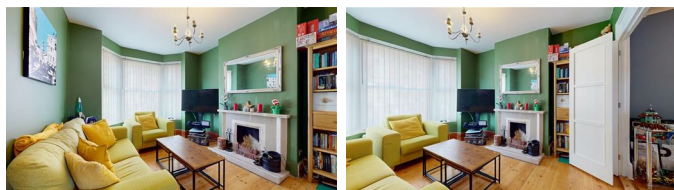
Cauldwell are delighted to offer for sale this charming bay fronted three bedroom property, located within walking distance to Wolverton mainline train station, shops, supermarkets, schools and presented in excellent condition throughout, this bay fronted period home still retains many character features whilst benefitting from modern upgrades and now offers two sizeable reception rooms, a stylish modern fitted kitchen with integrated appliances, utility room, downstairs cloakroom, three well proportioned bedrooms, a refitted shower room and driveway parking at the rear. Council Tax band B. Energy rating E.

The property begins with an entrance hall that provides access to the bay fronted living room that has a beautiful fireplace with sliding doors to the rear facing dining room. From here you can enter the modern kitchen, which leads to the utility room and a downstairs cloakroom. On the first floor, there are three bedrooms located off the landing and a refitted shower room. Outside to the front is a small walled garden leading to a storm porch, to the rear, the garden has a patio area, partly laid to lawn and driveway parking at the very rear.

ENTRANCE HALL

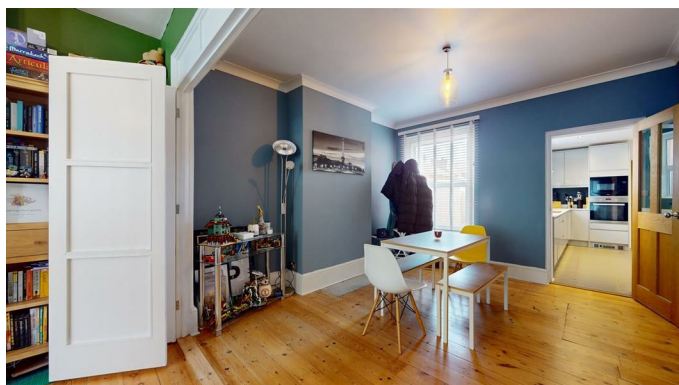
Stairs to first floor. Door to living room and dining room. Radiator Hardwood flooring.

LIVING ROOM 13'1" x 11'1" (4.01 x 3.39)



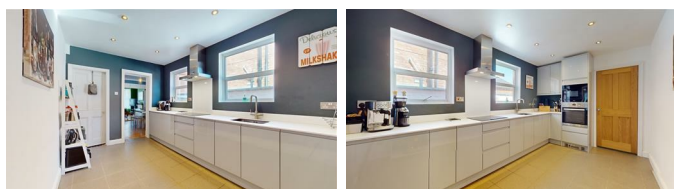
Double glazed bay window to front. Hardwood floor. Fireplace and surround. Skimmed ceiling. Double bi fold internal doors to dining room.

DINING ROOM 11'5" x 12'2" (3.50 x 3.71)



Double glazed window to rear. Radiator. Coving to skimmed ceiling. Hardwood floor. Door to re-fitted kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 7'7" x 13'8" (23.6 x 4.17)



Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer and mixer tap and boiling water tap. Built in oven, four ring hob and stainless steel extractor hood. Built in microwave and fridge. Two double glazed windows to side. Skimmed ceiling with inset lighting. Door to cellarette and utility room.

UTILITY ROOM

Double glazed window to rear. Wall mounted boiler. Plumbing for washing machine. Door to rear garden. Door to cloakroom. Tiled flooring

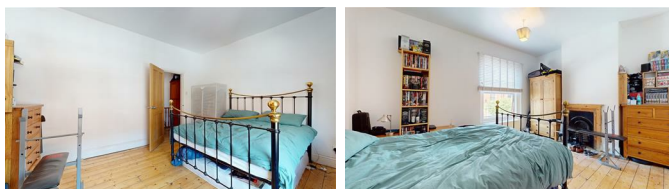
CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to rear. Extractor.

FIRST FLOOR LANDING

Doors to all rooms. Loft access. Skimmed ceiling.

BEDROOM ONE 14'7" x 11'1" (4.46 x 3.40)



Double glazed window to front. Radiator. Skimmed ceiling. Fireplace. Hardwood flooring.

BEDROOM TWO 8'6" x 12'2" (2.60 x 3.71)



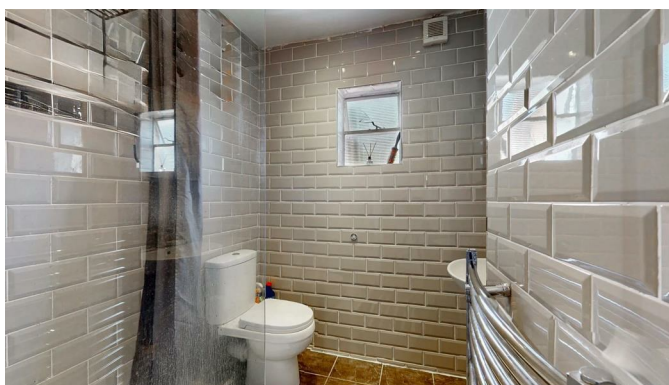
Double glazed window to rear. Radiator. Fireplace. Skimmed ceiling. Hardwood flooring.

BEDROOM THREE 8'6" x 7'4" (2.61 x 2.25)



Double glazed window to rear. Hardwood flooring. Fireplace. Skimmed ceiling.

SHOWER ROOM



Three piece suite comprising walk in shower cubicle with shower, low level wc and wash hand

basin. Window to side. Skimmed ceiling. Inset lighting. Tiled walls. Tiled flooring. Chrome towel rail.

REAR GARDEN



Enclosed rear garden, laid mainly to lawn with patio area. Hardstanding driveway via gated access. Brick and wooden fence surround.

FRONT GARDEN

Enclosed front garden.

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 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.

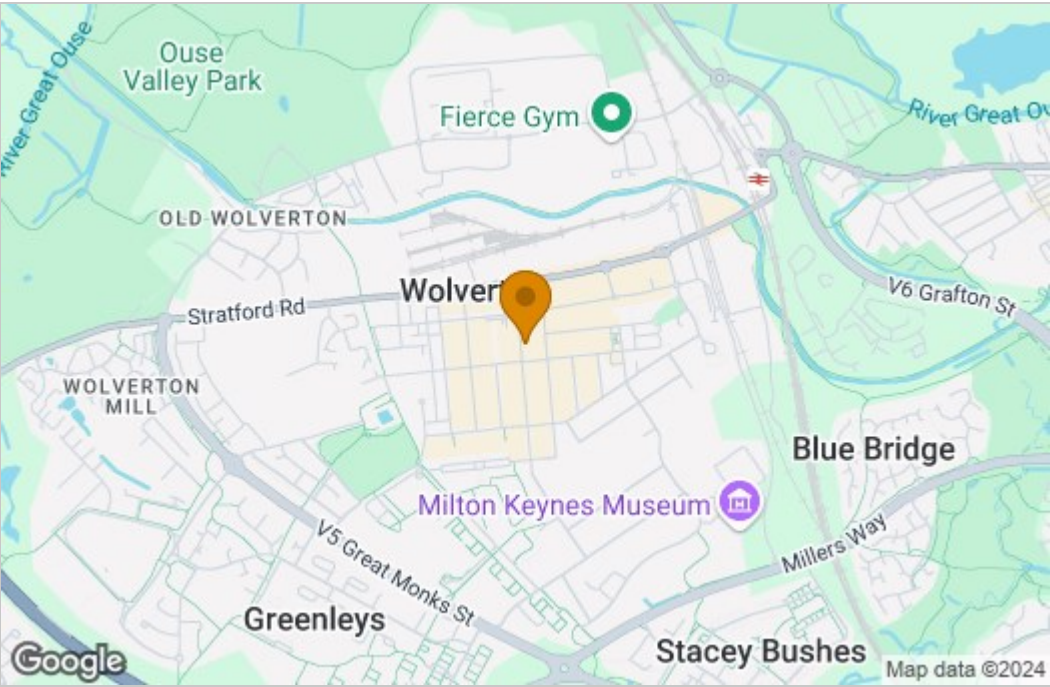
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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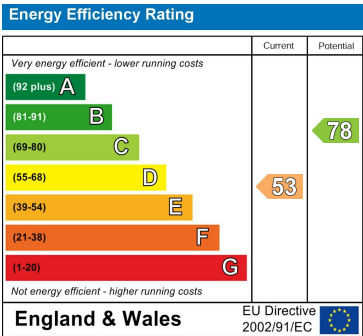
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Floor Plan

Area Map



Energy Efficiency Graph



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