Cauldwell

PROPERTY SERVICES

21 Ferndale, Milton Keynes, MK6 5AE

£285,000

Cauldwell Property Services are delighted to offer for sale this recently refurbished three-bedroom terraced home, situated within the popular Eaglestone area, conveniently located close to Central Milton Keynes, the shopping centre, mainline train station and hospital.

The accommodation briefly comprises: entrance hall, modern fitted cloakroom, spacious living room and a stylish re-fitted kitchen/dining room. To the first floor there are three well-proportioned bedrooms and a modern fitted family bathroom.

Outside, the property benefits from both front and rear gardens, along with a garage located in a nearby block. The property is offered for sale with no onward chain.

Eaglestone is a well-established and highly convenient residential area, ideally positioned on the doorstep of Central Milton Keynes. The location offers excellent access to a wide range of amenities including the Centre:MK shopping centre, Milton Keynes Train Station (with fast links to London Euston), and Milton Keynes University Hospital.

The area is particularly popular with families and professionals alike, benefitting from nearby schooling, local shops, and a variety of green spaces including Campbell Park and Willen Lake, both within easy reach for

ENTRANCE HALL
Double glazed door to front Radiator. Understairs storage cupboard,

CLOAKROOM
Secondary glazed window to front. Two piece suite comprising low level wc and wash hand basin.

KITCHEN/DINER 10'5" x 10'6" (3.20 x 3.21)
Double glazed window and door to rear. Fitted range of wall and base units with worksurfaces incorporating sink drainer. Electric oven and hob with extractor over. Wall mounted boiler. Space for fridge freezer. Plumbing for washing machine. Radiator.

LIVING ROOM 21'5" x 10'4" (6.54 x 3.16)
Double glazed window to front. Double glazed window to rear. Two radiators. Television point.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to loft space. Radiator.

BEDROOM ONE 13'11" x 10'5" (4.25 x 3.19)
Double glazed window to front. Radiator.

BEDROOM TWO 10'8" x 10'9" (3.26 x 3.29)
Double glazed window to front. Radiator.

BEDROOM THREE 8'5" x 7'3" (2.59 x 2.23)
Double glazed window to front Radiator. Cupboard. Additional window to front.

BATHROOM
Double glazed window to front. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin with mixer. Storage cupboard. Heated towel rail.

FRONT GARDEN
Paved garden.

REAR GARDEN
Artificial lawn with full width patio area and shingle area. Wall and gate to rear.

GARAGE
Garage in a block with parking for one car. Additional communal parking available.

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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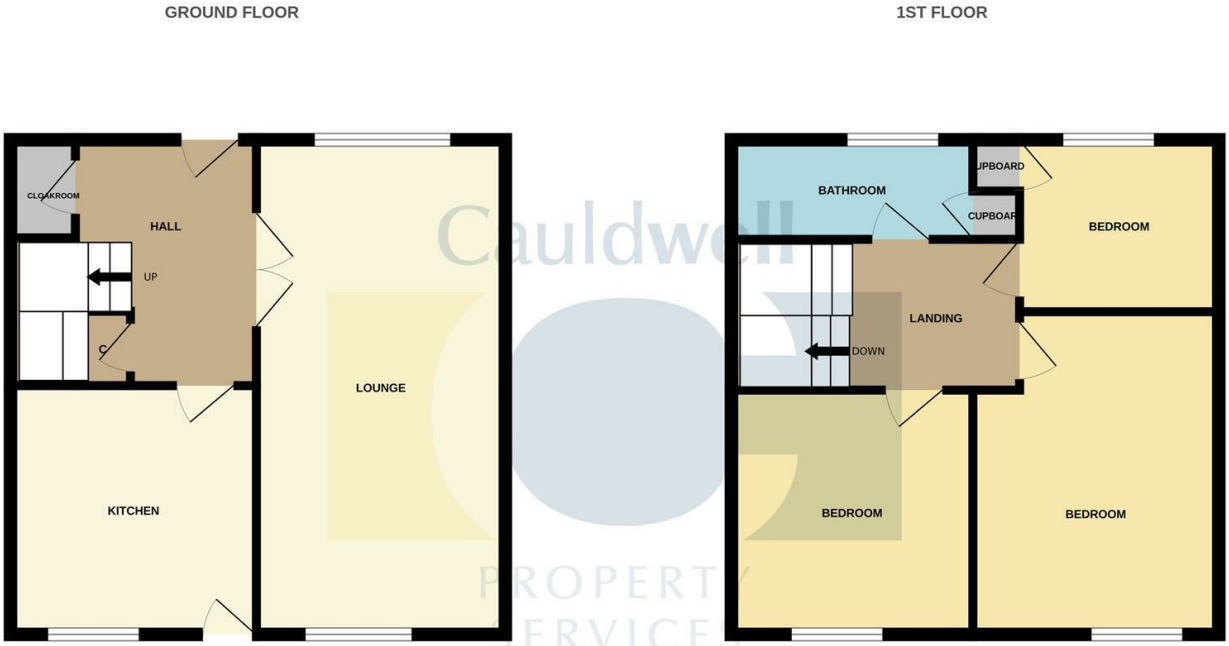
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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



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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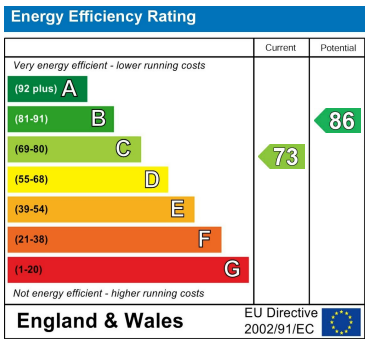
Area Map

Energy Efficiency Graph



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