Cauldwell

PROPERTY SERVICES

45 Kemble Court, Milton Keynes, MK15 9AX

Offers Over £290,000

CAULDWELL are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, ideally positioned close to local shops and amenities, the picturesque Grand Union Canal, and within easy reach of Central Milton Keynes and the mainline railway station.

The property has been much improved by the current owners and offers modern, stylish décor throughout, well-proportioned accommodation and the added benefit of a conservatory overlooking the rear garden.

The accommodation begins with an entrance hall with useful storage cupboard, leading through to a comfortable living room and separate dining area with French doors opening into the conservatory. Completing the ground floor is a stylish modern fitted kitchen.

Upstairs there are two well-proportioned bedrooms together with a contemporary bathroom.

Outside, the property benefits from a front garden and driveway parking for two vehicles, while the generous enclosed rear garden provides an excellent outdoor space ideal for relaxing and entertaining.

ENTRANCE HALL
Door to living room, dining room and kitchen. Store cupboard. Radiator.

LIVING ROOM 9'7" x 15'11" (2.94 x 4.87)
Double glazed window to front. Stairs to first floor. Radiator.

DINING ROOM 11'0" x 7'10" (3.37 x 2.40)
Sliding double glazed door to conservatory. Arch to kitchen. Radiator.

KITCHEN 7'6" x 7'9" (2.31 x 2.37)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Bosch built in double oven, microwave. grill combination; electric four ring hob and extractor. Space for fridge freezer. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Double glazed window to rear.

CONSERVATORY 7'4" x 10'3" (2.26 x 3.14)
Double glazed construction with sliding double glazed door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms. Double glazed windows to side. Access to loft. Airing cupboard housing water tank.

BEDROOM ONE 12'8" x 9'0" (3.87 x 2.76)
Two double glazed windows to front. Fitted wardrobes. Built in cupboard. Radiator.

BEDROOM TWO 8'9" x 11'7" (2.67 x 3.55)
Double glazed window to rear. Radiator.

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

REAR GARDEN
Larger than average rear garden. Enclosed and laid to lawn with patio area and wooden fence surround. Gated access to the front. Extensive borders laid to low maintenance cobbles and shrubs. Outside tap. Shed.

FRONT GARDEN
Laid with shrubbery with pathway to entrance.

DRIVEWAY
Hardstanding driveway with parking for two vehicles.

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.

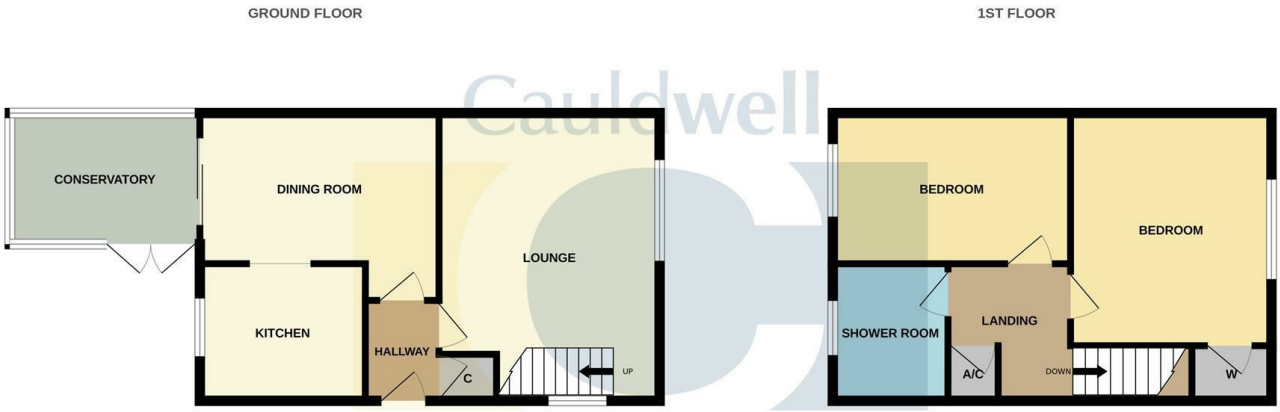
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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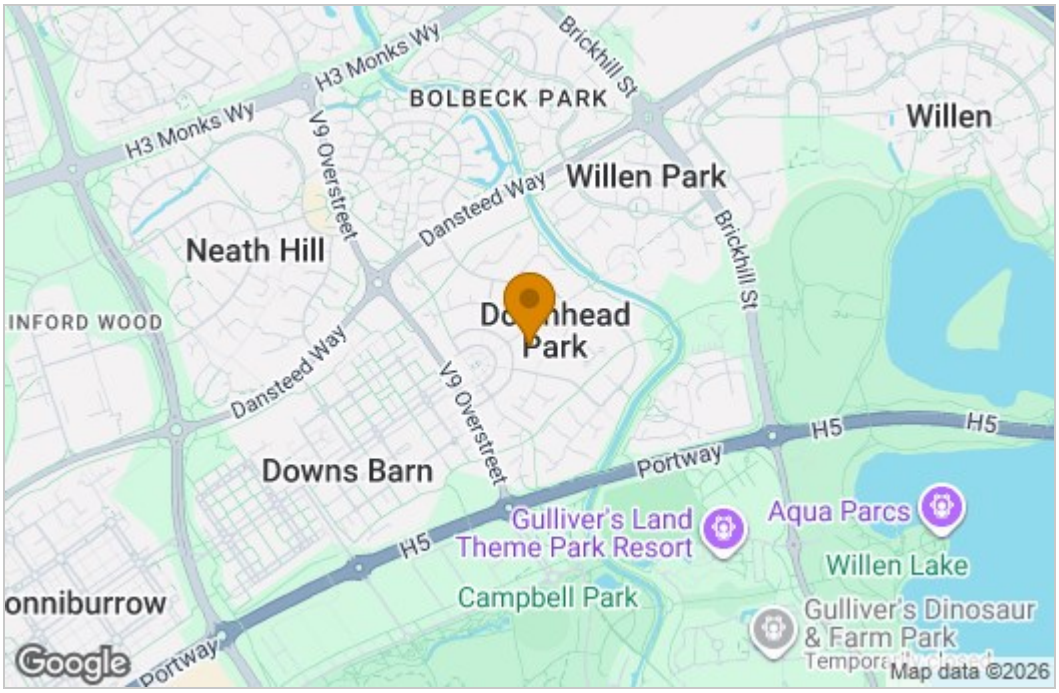
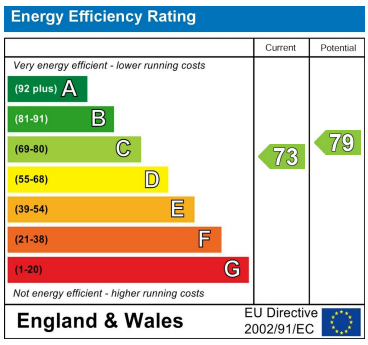
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk