



Cauldwell

PROPERTY SERVICES



107 Kirkstall Place, Milton Keynes, MK6 2XF

£390,000

CAULDWELL are delighted to offer for sale a modern three/ four bedroom detached family home situated in Oldbrook (approximately 1.6 miles to Milton Keynes main line train station). Benefits include a converted garage ideal bedroom/family room, block paved driveway, double glazing and a rear garden. The accommodation comprises; entrance hall, downstairs cloakroom, , living room, dining room, fitted kitchen,. first floor, three further bedrooms, en-suite shower room to the principle bedroom and a family bathroom. Council Tax band D. Energy Rating C.

ENTRANCE HALL

Entrance through front door into entrance hall. Leading to living room.

DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level wc and wash hand basin.

LIVING ROOM 13'0" x 10'4" (3.97 x 3.16)

Double glazed window to the front, Door to kitchen, family room, dining room and the inner hallway with stairs leading to first floor and downstairs cloakroom.

DINING AREA 10'4" x 8'4" (3.16 x 2.55)

Double glazed doors to rear garden. Radiator. Leading to kitchen.

KITCHEN

Fitted with a range of wall and base units. Work surfaces incorporating sink and drainer with mixer tap. Hob with built in oven and Plumbing for washing machine, space for fridge freezer. Wall mounted boiler. Double glazed window to the rear.

BEDROOM FOUR/FAMILY ROOM

Side access via external door. Door to living room. Wall mounted heater. Double glazed window to the front. (Garage conversion).

FIRST FLOOR LANDING

Doors to all rooms.

BEDROOM ONE 10'4" x 10'0" (3.16 x 3.05)

Double glazed window to the rear. Built in double door wardrobe. Radiator. Door to ensuite.

EN-SUITE

Three piece suite. Shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Part tiled walls. Radiator. Double glazed window to the rear.

BEDROOM TWO 10'10" x 10'4" (3.32 x 3.16)

Double glazed window to the front. Radiator. Built in sliding door wardrobe.

BEDROOM THREE 9'2" x 8'3" (2.80 x 2.52)

Double glazed window to the front, Radiator.

FAMILY BATHROOM

Three piece suite. Panelled bath with shower over. Low level wc, wash hand basin with mixer tap. Heated towel rail, tiled walls. Double glazed window to the rear.

REAR GARDEN

Enclosed rear garden with patio area. Steps leading to lawn area. Shed. Flower and shrub borders. Gated side access leading to the front garden.

FRONT

Hedge surround. Gated side access leading to the rear garden. Block paved driveway.

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.

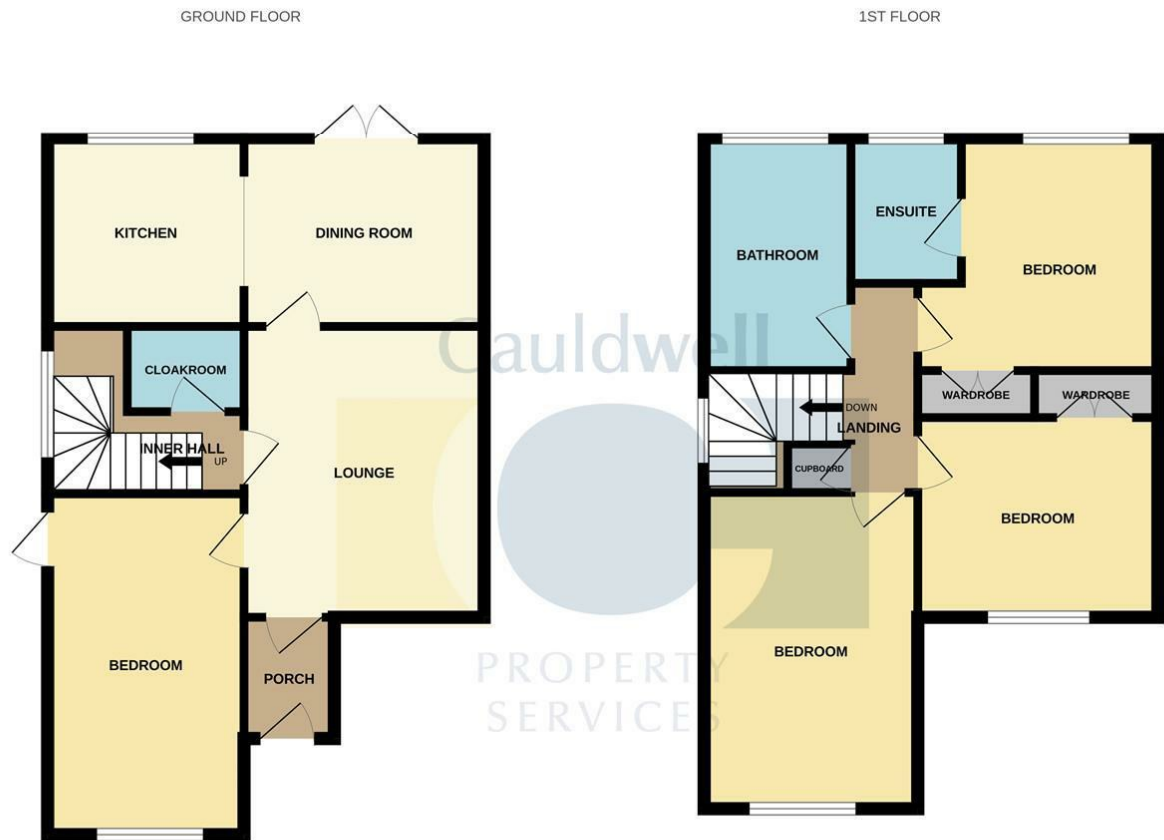
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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

COUNCIL TAX BAND

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

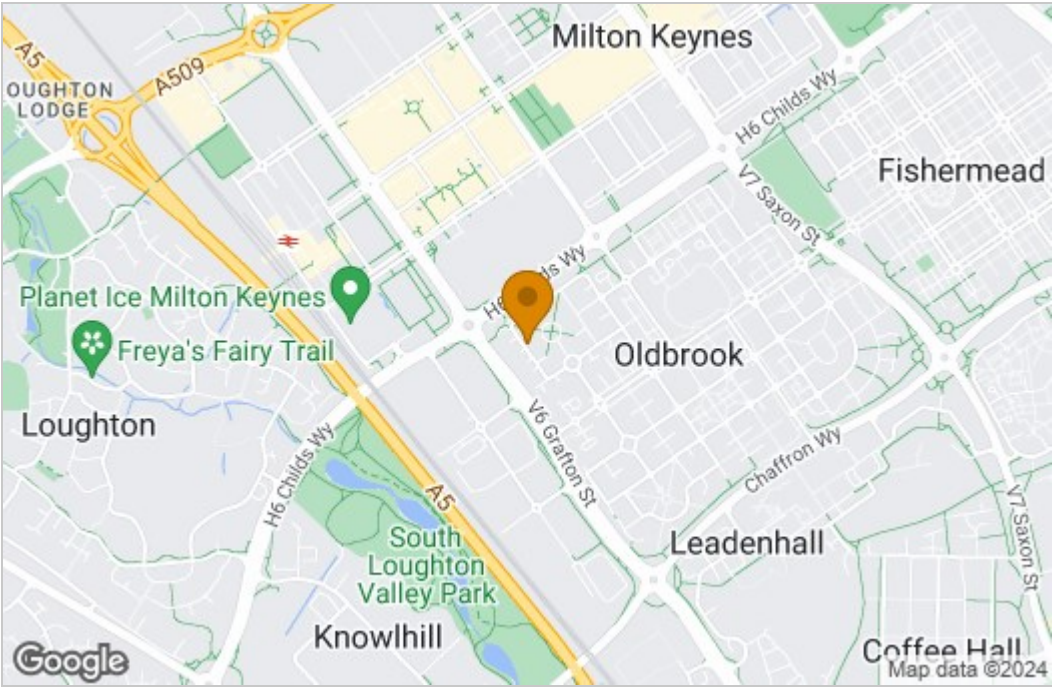
Floor Plan



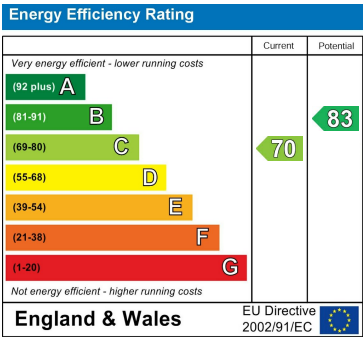
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.