



Cauldwell

PROPERTY SERVICES



10 Church Street, Milton Keynes, MK2 2NY

£269,995

Charming 2/3 Bedroom Period Home – Fenny Stratford, Bletchley

Cauldwell Property Services are pleased to present this characterful two/three bedroom home situated in the heart of Fenny Stratford, Bletchley. Brimming with period charm and offering flexible accommodation, this property is ideal for first-time buyers, downsizers or investors.

The ground floor comprises a welcoming entrance hall, a separate living room with an open fireplace, and a cosy dining room, also featuring an fireplace – perfect for relaxing evenings. To the rear, you'll find a well-appointed kitchen and a family bathroom.

On the first floor, there are two generous bedrooms, with a versatile loft room offering potential as a third bedroom, home office, or hobby space.

Externally, the home boasts an enclosed rear garden, ideal for outdoor entertaining or quiet enjoyment.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to living room and dining room. Radiator.

LIVING ROOM 12'6" x 14'8" to 13'0" (3.82 x 4.48 to 3.97)

Double glazed bay window to front. Fireplace and surround. Radiator

DINING ROOM 14'3" to 9'8" x 10'6" (4.35 to 2.96 x 3.21)

Double glazed door to rear. Door to kitchen. Radiator. Understairs storage cupboard.

KITCHEN 9'5" x 7'4" (2.89 x 2.24)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in oven, four ring hob and extractor. Splash back tiling. Plumbing for washing machine. Double glazed door and window to side. Door to bathroom. Tiled flooring. Skimmed ceiling. Inset lighting.

BATHROOM

Three piece suite comprising panelled bath with mixer and shower attachment, low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side. Wall mounted heater. Skimmed ceiling with inset lighting. Tiled flooring.

FIRST FLOOR LANDING

Doors to bedroom one.

BEDROOM ONE 18'5" to 16'9" x 10'5" (5.62 to 5.11 x 3.19)

Double glazed window to front. Radiator.

BEDROOM TWO 10'5" x 15'1" to 13'10" (3.20 x 4.62 to 4.24)

Stairs to loft room. Radiator. Double glazed window to rear. Door to family room.

FAMILY ROOM 9'6" x 7'6" (2.91 x 2.31)

Double glazed window to rear. Radiator.

LOFT ROOM 14'6" x 11'6" (4.43 x 3.51)

Two double glazed sky lights to rear.

REAR GARDEN

Courtyard rear garden with wooden fence surround.

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

5. Anti Money Laundering Verification checks

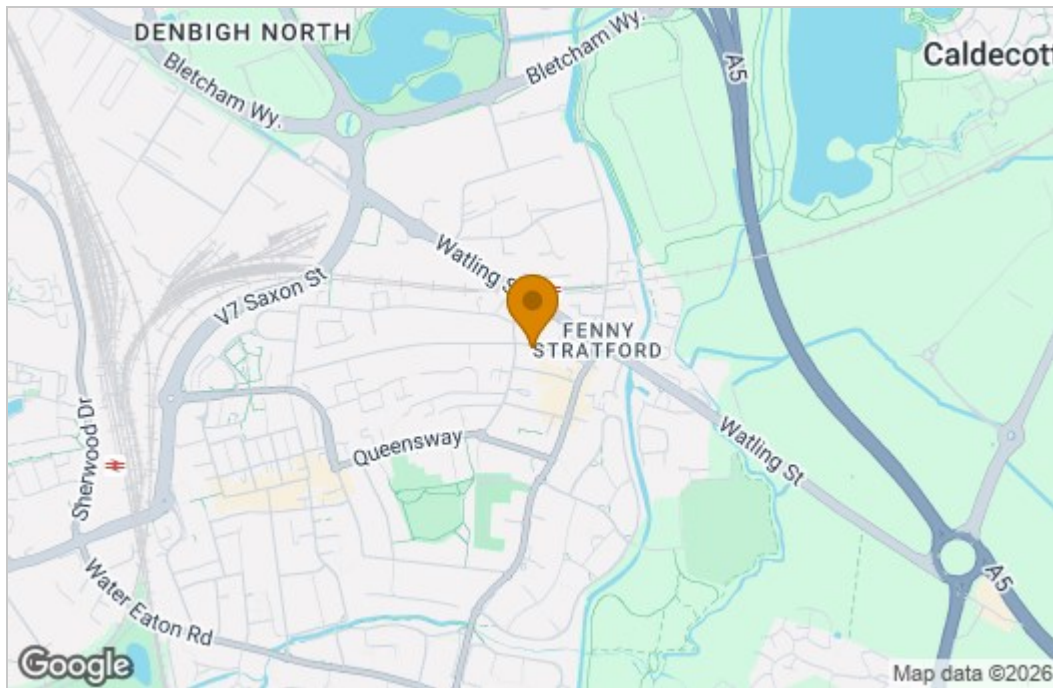
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

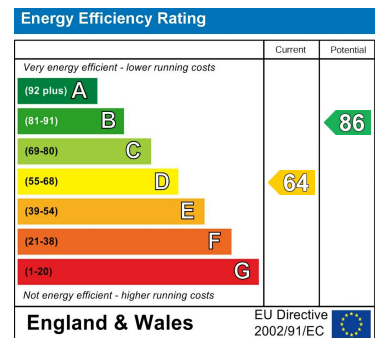


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 62025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.