



# Cauldwell

PROPERTY SERVICES



## **47 Kemble Court, Milton Keynes, MK15 9AX**

**£290,000**

CAULDWELL are delighted to bring to the market this excellent, semi detached property with a CONSERVATORY, positioned close to shops, amenities, the Grand Union Canal and only a very short drive back to the city centre and mainline train station. This beautiful home has been improved by the current owners to offer modern sleek and stylish decor throughout, good room sizes and a generous size rear garden.

The property begins with the entrance hall with a storage cupboard, living room that leads to the dining room that has French doors to a conservatory and a stylish modern fitted kitchen. On the first floor there are two well proportioned bedrooms and a shower room. Outside there is a front garden, off road parking for two cars and an enclosed rear garden. Energy rating C. Council tax band B.



### ENTRANCE HALL

Front entrance door. Door to living room. Understairs storage cupboard. Radiator.

### LIVING ROOM 15'8" x 9'6" (4.78m x 2.90m)



Double glazed window to side and front. Stairs to first floor. Understairs storage area. Arch to dining room.

### DINING ROOM 10'8" x 7'10" (3.26 x 2.39)



Double glazed French doors to conservatory. Arch to kitchen. Radiator.

### KITCHEN 7'6" x 7'10" (2.31 x 2.39)



Re-fitted kitchen, fitted with a range of soft close wall and base units with roll top worksurface incorporating a stainless steel sink drainer with mixer tap. Built in oven, four ring hob and extractor hood. Space for under counter fridge. Plumbing for washing machine. Double glazed window to side. Concealed wall mounted boiler.

### CONSERVATORY 6'7" x 9'3" (2.03 x 2.84)



UPVC double glazed construction with double glazed French doors to rear garden.

### FIRST FLOOR LANDING

Doors to all rooms. Store cupboard. Double glazed window to front. Loft access.

### BEDROOM ONE 12'6" x 9'0" (3.82 x 2.75)



Two double glazed windows to side. Built in cupboard. Radiator.

### BEDROOM TWO 11'7" x 8'8" (3.54 x 2.65)



Double glazed windows to rear. Radiator.

## SHOWER ROOM



Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator.

## REAR GARDEN



Enclosed and laid to lawn with patio area. Brick and wooden fence surround. Tree, flower and shrub borders. Gated access.

## FRONT GARDEN

Double length driveway. Lawn area. Path to front door.

## COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>

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.

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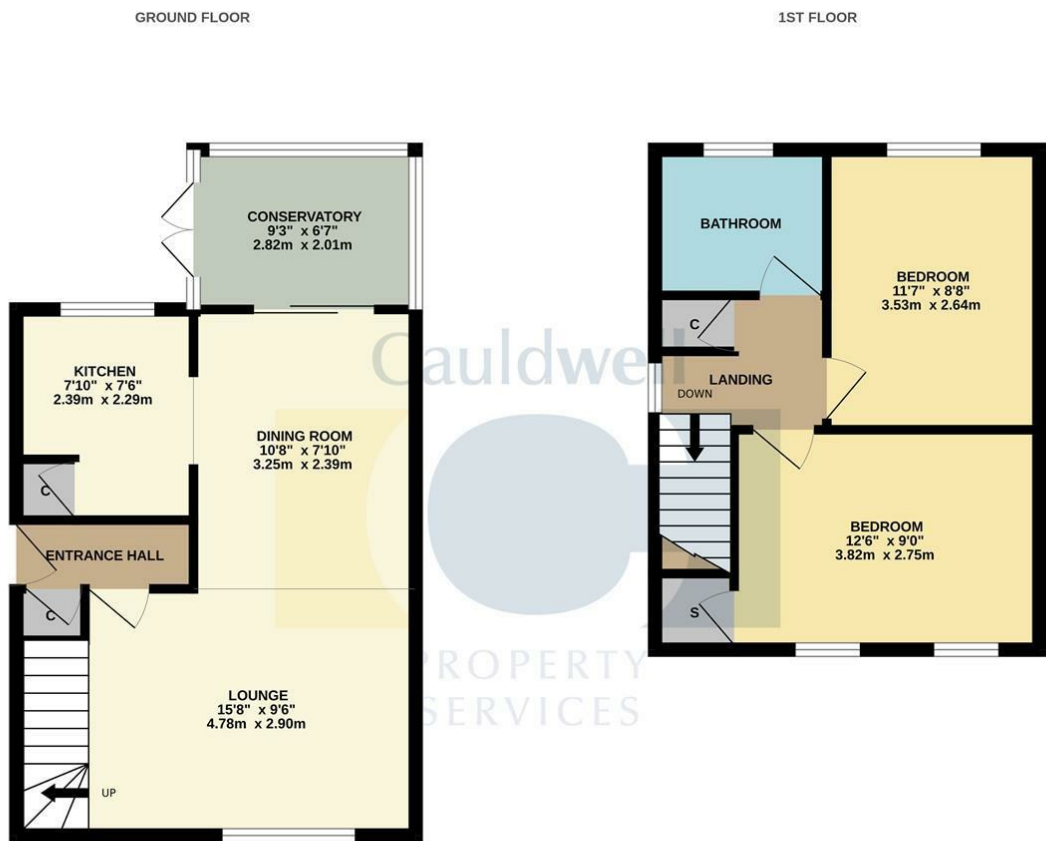
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Floor Plan

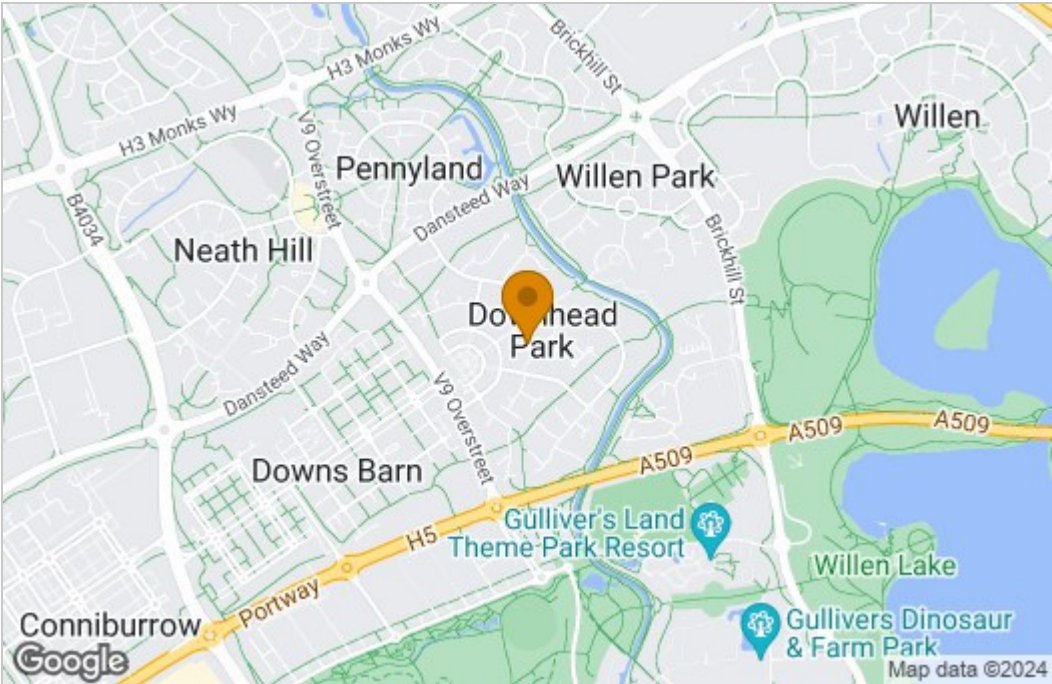


TOTAL FLOOR AREA : 667sq.ft. (62.0 sq.m.) approx.

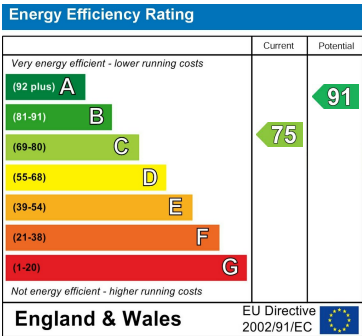
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Area Map



Energy Efficiency Graph



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