



Cauldwell

PROPERTY SERVICES



2 Grosmont Close, Milton Keynes, MK4 2EW

£245,000

Situated in a small cul-de-sac, in the highly sought after Emerson Valley area of Milton Keynes, this deceptive one bedroom semi detached home offers a large garden for this style property, a spacious bedroom with built in wardrobes, a stylish re fitted bathroom, allocated parking immediately outside and surrounded by green spaces and some excellent walks, with a journey of just 3 miles back to central Milton Keynes and the mainline train station.

The property starts with the entrance hall that has two built in storage cupboards and leads to the refitted kitchen at the front and also the living room which is the full width of the property. On the first floor is the spacious bedroom that has built in wardrobe and further storage space. The bathroom has been re-fitted and offers a stylish suite.

Outside the garden is a great size for this style property and gated access back to the front. The driveway is to the side of the house as well. The property also benefits from gas central heating and quality double glazed doors and windows.

Energy rating: C
Council tax band: B

ENTRANCE HALL

Composite double glazed door to front. Radiator. Storage cupboard housing central heating boiler. Understairs storage space.

KITCHEN 8'11" x 5'4" (2.73 x 1.63)

Double glazed window to front. Fitted with a modern range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Electric oven, induction hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. LED lighting. Tiled splash backs.

LIVING/DINING ROOM 13'8" x 11'8" (4.17 x 3.56)

Double glazed patio doors to rear. Radiator. Television point. Fibre broadband point. Stairs to first floor landing.

FIRST FLOOR LANDING

Double glazed window to front. Radiator.

BEDROOM ONE 14'0" x 9'5" (4.27 x 2.88)

Double glazed window to rear. Built in wardrobes. Radiator. Airing cupboard. Access to part boarded loft space.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower and screen, wash hand basin in vanity surround and close coupled wc. Extractor fan. Heated towel rail. Lit mirror. Shaver point. LED lighting.

FRONT GARDEN

Small front garden area.

SIDE GARDEN

Hardstanding driveway parking for two cars.

REAR GARDEN

Rear width patio and shingle stone area. Mainly laid to lawn with a selection of mature flower beds and borders to three sides. Gated access to side to 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.

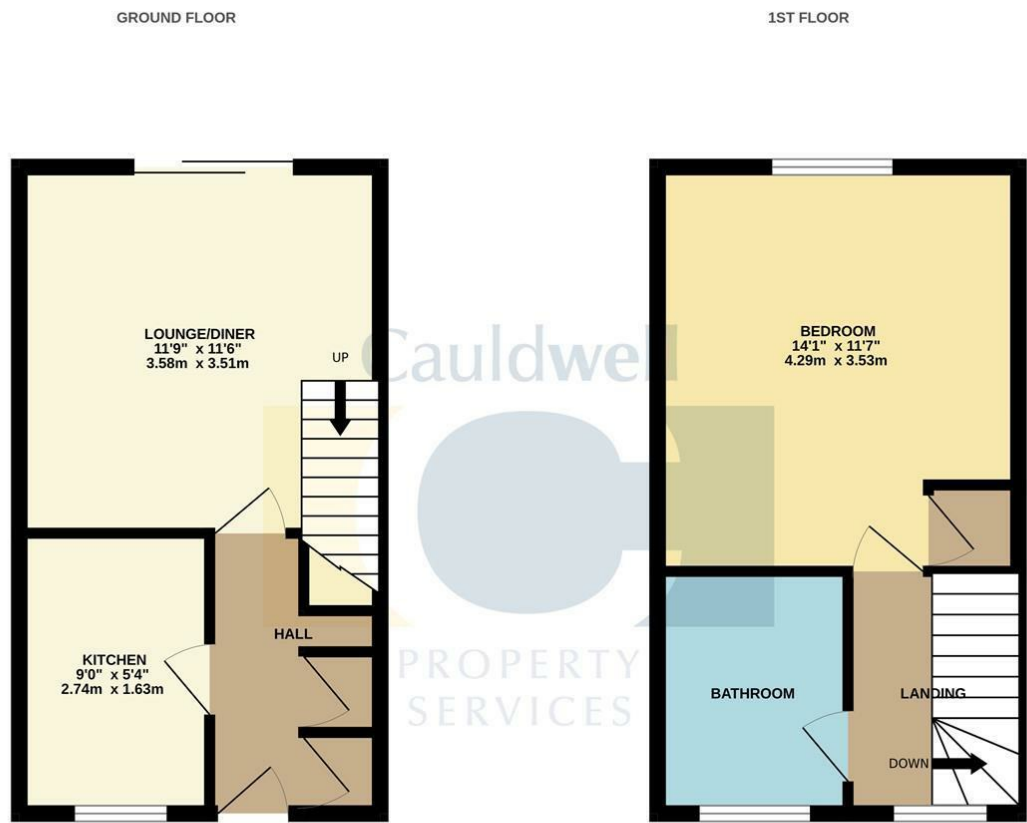
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Floor Plan

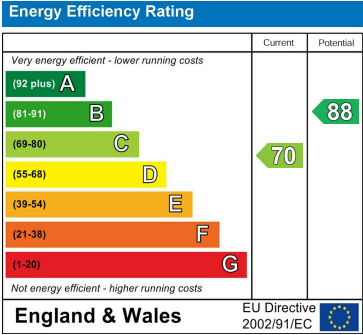


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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