



Cauldwell

PROPERTY SERVICES



30 Currier Drive, Milton Keynes, MK14 6HB

£289,995

CAULDWELL are pleased to offer for sale an extremely well presented spacious two double bedroom property, offered for sale with no upward chain benefitting from a GARAGE, downstairs cloakroom, and a beautiful rear garden with decking. Accommodation comprises; entrance hall, dual aspect kitchen/dining room, dual aspect lounge with French doors leading to the rear garden, downstairs cloakroom, first floor, a good size dual aspect principal bedroom, second double bedroom and a family shower room.

The property also boasts a double width driveway. Energy Rating C Council tax band

Neath Hill is conveniently located towards the north east side of Central Milton Keynes, approximately 2.7 miles from Milton Keynes Central Railway station, offering excellent access into the town centre. The area itself benefits from a health centre, chemist, convenience shop, post office, variety of take away restaurants and a public house. There are two local schools, Brooksward school and St Monicas Roman Catholic combined school. Council Tax band B. Energy rating tbc.

ENTRANCE HALL



UPVC double glazed door. Frosted double glazed window to front. Door to cloakroom, living room and kitchen/diner. Double panelled radiator. Skimmed ceiling.

DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Extractor fan.

LIVING ROOM 16'0" x 10'11" (4.88 x 3.35)



Double glazed box bay window to front. French doors to rear. Feature fireplace. Skimmed ceiling.

KITCHEN DINING ROOM 10'11" x 16'0" (3.35 x 4.88)

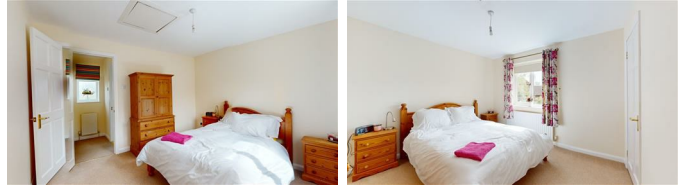


Re-fitted with wall and base units with wooden worksurfaces incorporating stainless steel sink and drainer with mixer tap. Built in double oven and hob with extractor. Built in fridge and freezer, washing machine and dishwasher. Double glazed window to front and rear. Double glazed door to rear garden. Skimmed ceiling. Splash back tiling. Stairs to first floor. Double panelled radiator.

FIRST FLOOR LANDING

Airing cupboard housing combination boiler. Further storage cupboard.

BEDROOM ONE 16'0" x 11'0" (4.88m x 3.35m)



Double glazed window to rear. Double panelled radiator. Skimmed ceiling.

BEDROOM TWO 10'11" x 11'1" (3.35 x 3.40)



Built in cupboard. Double glazed window to rear. Radiator. Loft access. Skimmed ceiling.

FAMILY BATHROOM



Three piece suite comprising shower cubicle with shower over, low level wc and wash hand basin. Frosted double glazed window to front. Tiled flooring and walls. Wall mounted heater. Skimmed ceiling.

REAR GARDEN

Enclosed and laid to decking. Raised flower beds.

GARAGE

Two up and over doors.

FRONT GARDEN



Driveway with parking for three vehicles. Flower beds and wooden fence surround.

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.

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.

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Floor Plan



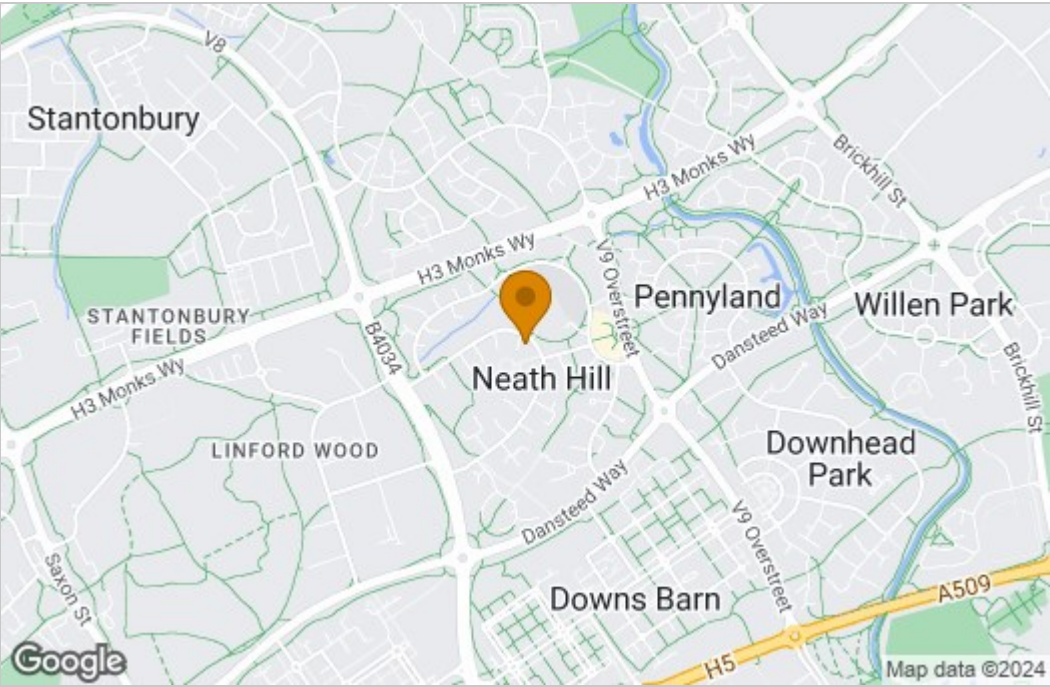
TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.

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.

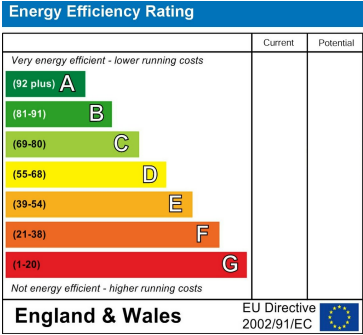
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Area Map



Energy Efficiency Graph



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