



Cauldwell

PROPERTY SERVICES



18 Argus Way, Milton Keynes, MK10 7LA

£255,000

CAULDWELL are pleased to offer for sale a modern two bedroom semi detached home, situated within the popular Brooklands area, offered on a 80% low cost scheme. The accommodation briefly comprises; entrance hall, downstairs cloakroom, stylish modern fitted kitchen with integrated appliances, lounge/dining room, first floor, two double bedrooms and a family bathroom with a shower. Outside there is an enclosed rear garden and double width driveway for two cars.

Brooklands is a popular development, East of Milton Keynes, within close proximity to Junction 14 of the M1. Brooklands Farm Primary and Walton High Secondary are both on the estate and both are rated as 'Good' by Ofsted. The area also has supermarket, coffee shop, gym, doctors surgery & pharmacy. Kingston district centre is just under a mile away and CMK shopping centre just under 4 miles away. Energy Rating B. Council tax band C.

ENTRANCE HALL

Door to cloakroom. Door to kitchen and lounge/dining room. Radiator.

KITCHEN 6'04 x 8'08 (1.93m x 2.64m)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer and washing machine. Skimmed ceiling with inset lighting. Double glazed window to front.

LOUNGE/DINER 16'2 x 12'10 (4.93m x 3.91m)

Double glazed French doors and double glazed windows to either side to rear. Radiator. Stairs to first floor. Skimmed ceiling.

CLOAKROOM

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

FIRST FLOOR LANDING

Doors to all rooms.

BEDROOM ONE 10'11 x 9'3 (3.33m x 2.82m)

Two double glazed windows to front. Radiator. Built in wardrobe. Skimmed ceiling

BEDROOM TWO 12'10 x 8'4 (3.91m x 2.54m)

Double glazed window to rear. Radiator Airing cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Splash back tiling. Heated towel rail. Shaver point. Skimmed ceiling with inset lighting. Extractor. Part tiled walls. Frosted double glazed window to side.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Outside tap, lighting and power. Garden shed Wooden fence surround. Raised sleeper flower beds. Gated side access.

FRONT GARDEN

Double width driveway with parking for two vehicles.

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.

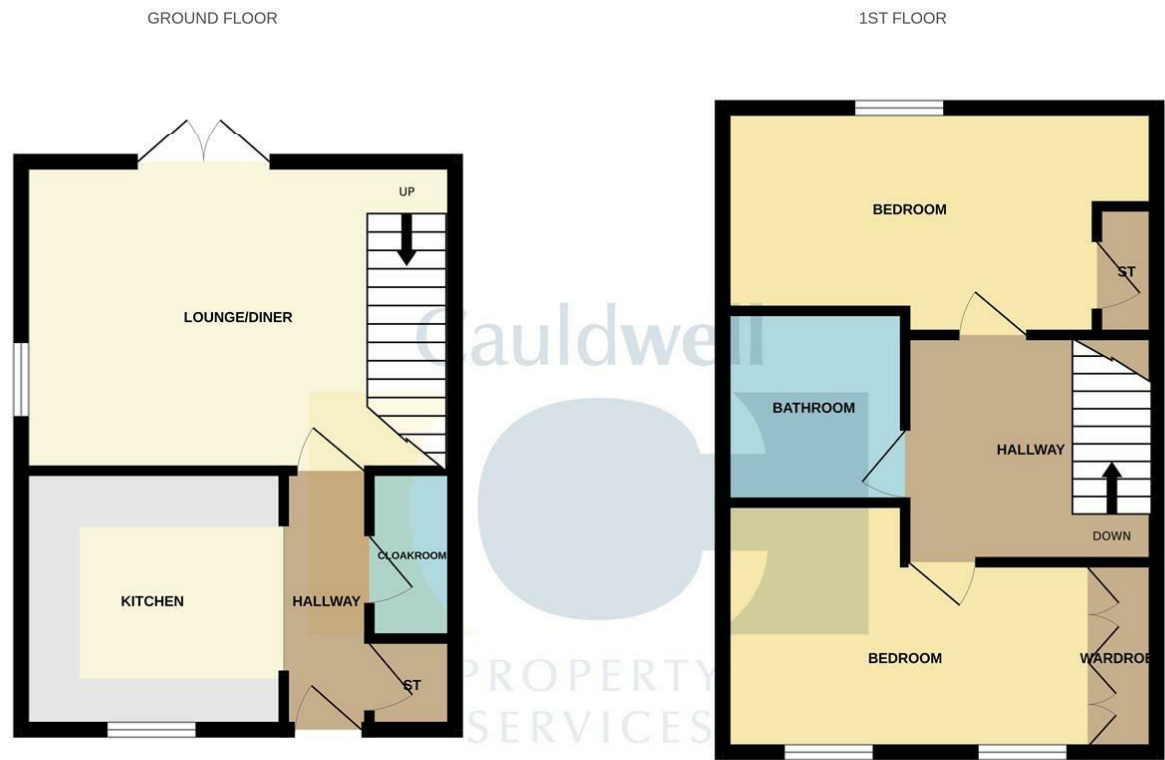
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

COUNCIL TAX BAND

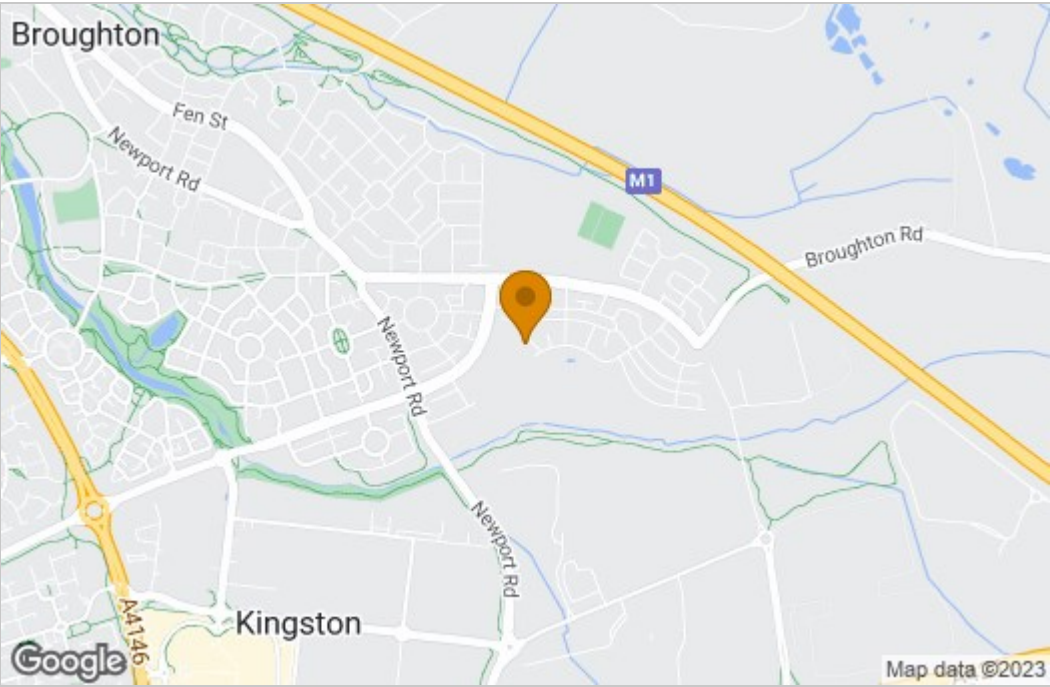
Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

Floor Plan

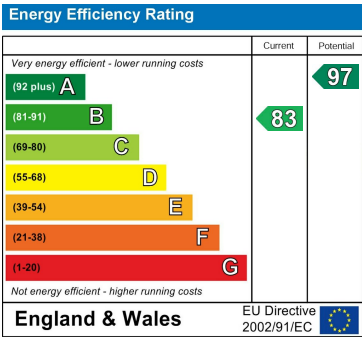


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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