Cauldwell

PROPERTY SERVICES

## 16 Chapman Avenue, Milton Keynes, MK14 7PA

## £300,000

CAULDWELL are delighted to offer for sale this spacious three bedroom family home. situated within the popular Downs Barn area which has it's own convenience store and is located approximately 1 mile from Central Milton Keynes, and only a short walk to Campbell park. The area also benefits from being on the bus route to Central Milton Keynes and to the historic town of Newport Pagnell .This impressive property is offered for sale with no upward chain and benefits from a DOWNSTAIRS CLOAKROOM, enclosed rear garden and a block paved driveway. The accommodation briefly comprises; entrance hall, fitted kitchen/dining room, lounge, first floor, three well proportioned bedrooms and a family bathroom.

Energy rating: C
Council tax band: B

**ENTRANCE PORCH**
Front entrance door. Double glazed window to side. Two frosted double glazed windows to front. Door to entrance hall.

**ENTRANCE HALL**
Doors to all downstairs rooms. Two radiators. Stairs to first floor. Understairs storage cupboard. Double glazed door to rear garden.

**CLOAKROOM**
Two piece suite comprising low level wc and wash hand basin. Window to rear.

**LIVING ROOM 12'2" x 12'11" (3.71 x 3.95)**
Double glazed doors to rear. Radiator.

**KITCHEN 12'2" x 11'1" (3.71 x 3.40)**
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Two double glazed windows to front. Radiator. Tiled flooring.

**FIRST FLOOR LANDING**
Doors to upstairs rooms. Storage cupboard. Access to loft .

**BEDROOM ONE 9'6" x 13'1" (2.92 x 3.99)**
Double glazed windows to front. Radiator.

**BEDROOM TWO 11'11" x 11'3" (3.64 x 3.43)**
Two double glazed windows to rear. Radiator.

**BEDROOM THREE 8'9" x 9'1" (2.67 x 2.79)**
Box bulk head built in cupboard.
Double glazed window to front. Radiator.

**BATHROOM**
Three piece suite comprising panelled bath with shower attachment. low level wc and wash hand basin Radiator. Frosted double glazed window to rear.

**REAR GARDEN**
Enclosed and laid mainly to lawn with patio area. Wooden fence and brick wall surround. Gated rear access.

**FRONT GARDEN**
Block paved driveway and path to front door.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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.

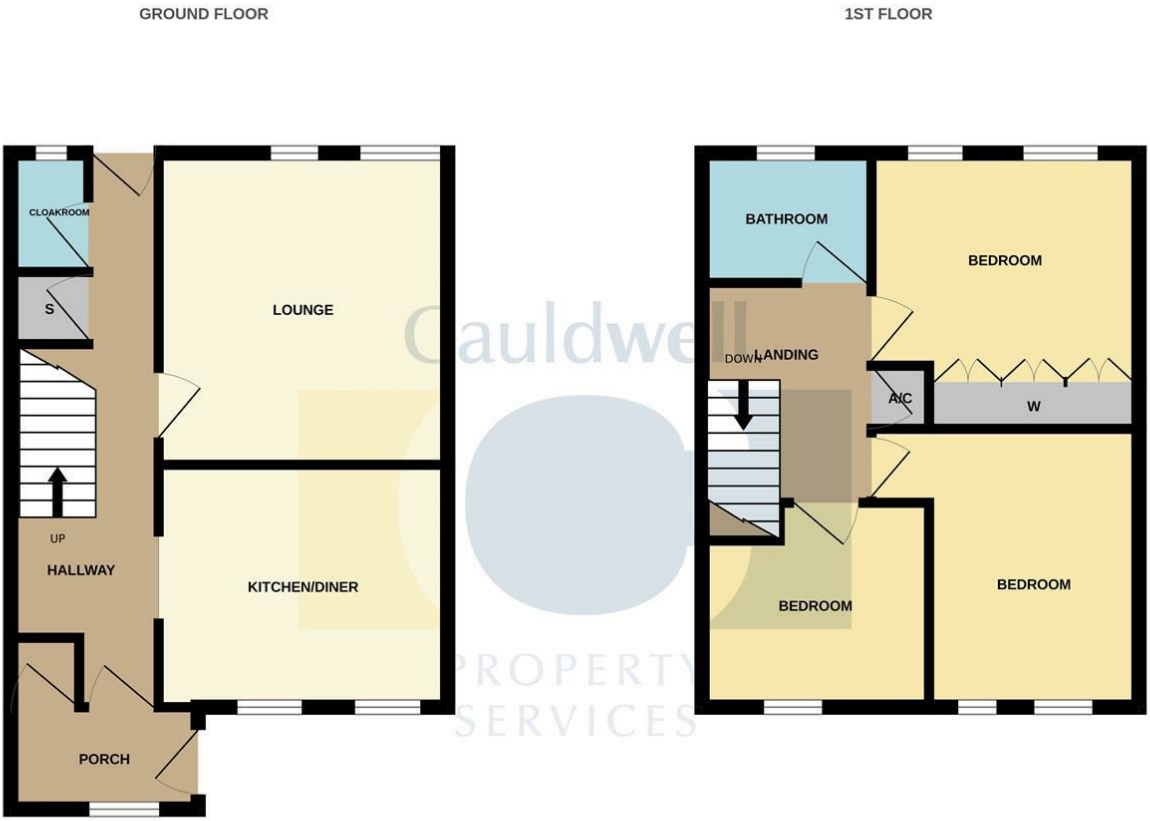
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

## Floor Plan




TOTAL FLOOR AREA : 926sq.ft. (86.0 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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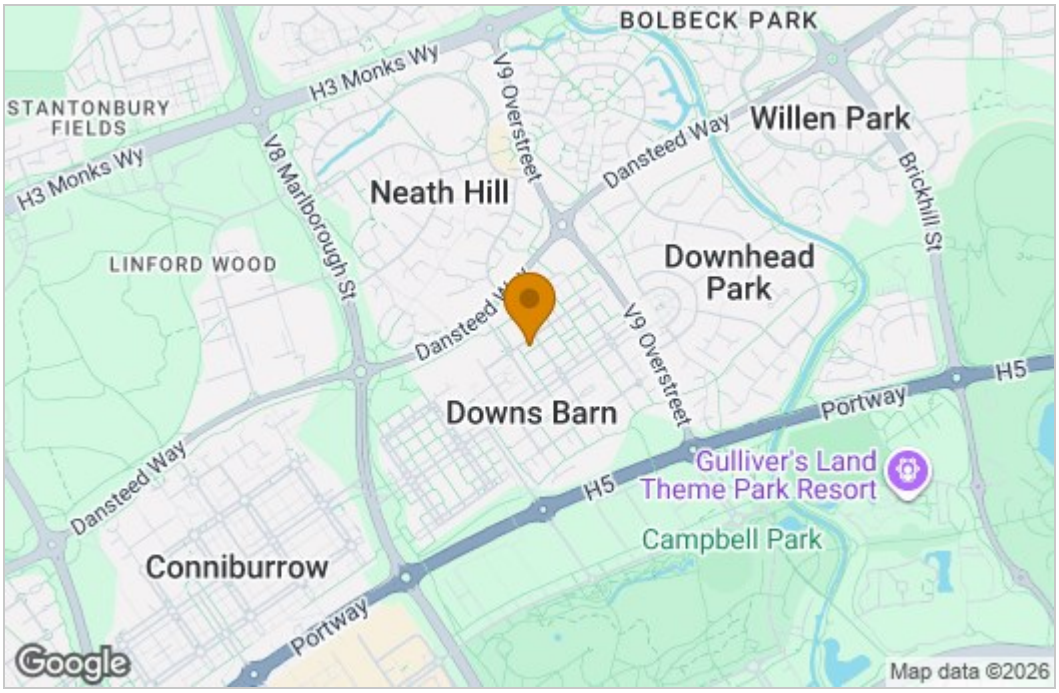
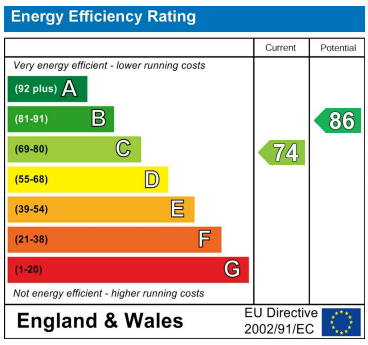
## Area Map




## Energy Efficiency Graph

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