Cauldwell

PROPERTY SERVICES

75 Engaine Drive, Milton Keynes, MK5 6BB

£295,000

Cauldwell are pleased to offer for sale this three bedroom home which would suit a first time buyer or investor as it is in a fantastic school catchment and is under 2 miles from CMK station.
The accommodation comprises an entrance hall, fitted kitchen, lounge/diner, upstairs there is a double bedroom, a small double bedroom and a nursery/office.
Outside there is an enclosed rear garden and allocated parking for two cars.
This lovely property is available with no upper chain, please call 01908 304480 to arrange a viewing.

Shenley Church End also boasts a local parade of shops, including a Sainsburys, a Leisure Centre, there are also two highly regarded schools in Glastonbury Thorn infants and Denbigh Secondary School.
Central Milton Keynes railway station is under 2 miles, which makes it a great location for commuters.
One of the original villages of Milton Keynes, Shenley or 'Senelai' has the meaning bright clearing in Old English and is mentioned in the Doomsday Book of 1086. The location is also home to a 12th Century Church, St Marys and 'The Toot' which was the site of the 13th Century Mott and Bailey Castle, now owned by the Parks Trust and used for grazing.

Energy Rating: C.
Council Tax Band B

ENTRANCE
Entrance through front door into entrance hall. Wood effect flooring. Double glazed window to the front. Stairs to first floor. Radiator. Doors to downstairs rooms.

KITCHEN/BREAKFAST ROOM 11'5" x 9'2" (3.50 x 2.81)
Kitchen fitted with a range of wall and base units. Work surfaces incorporating a double ceramic sink with stainless steel mixer tap. Integrated oven with gas hob and extractor over. Plumbing for washing machine and space for free standing fridge/ freezer. Splash back tiles. Breakfast bar. Radiator. Double glazed window to the front.

LIVING/DINING ROOM 11'5" x 15'7" (3.48 x 4.77)
Double glazed window to the rear. Wood effect flooring. Double glazed door to the rear. Radiator. Inset lights.

FIRST FLOOR LANDING
Doors to all rooms

BEDROOM ONE 9'2" x 11'11" (2.80 x 3.65)
Twin double glazed windows to front aspect. Radiator.

BEDROOM TWO 7'5" x 9'8" (2.28 x 2.96)
Double glazed window to rear aspect. Radiator.

STUDY/NURSERY 7'9" x 6'1" (2.37 x 1.86)
Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM
Frosted double glazed window to front aspect. Three piece suite comprising paneled bath with a shower and a shower screen low level wc and a wash hand basin. Tiled splash back.

REAR GARDEN
An enclosed rear garden. Mainly laid to law. Flower and shrub borders. Shed.

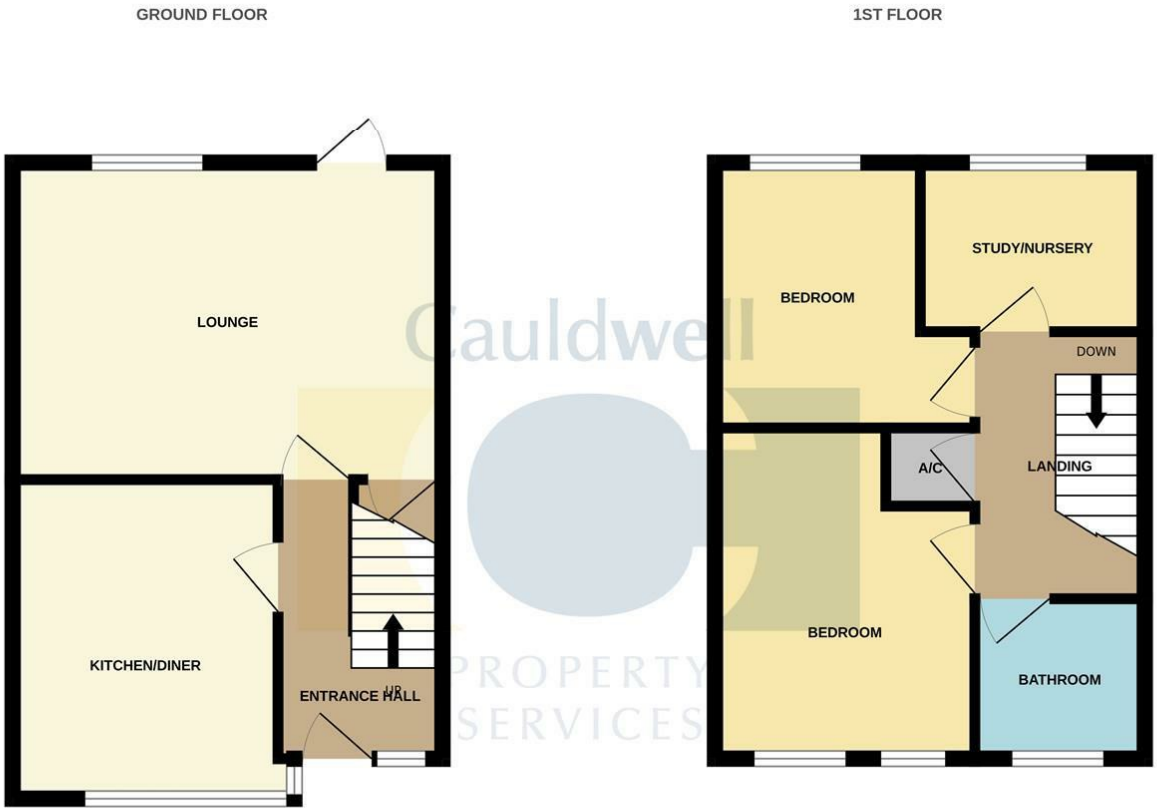
COUNCIL TAX BAND
Council tax band B . Sourced from http://cti.voa.gov.uk/cti/inits.asp

2. Vendor Approval
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.

5. Anti Money Laundering Verification checks
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.

3. Mortgage
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.

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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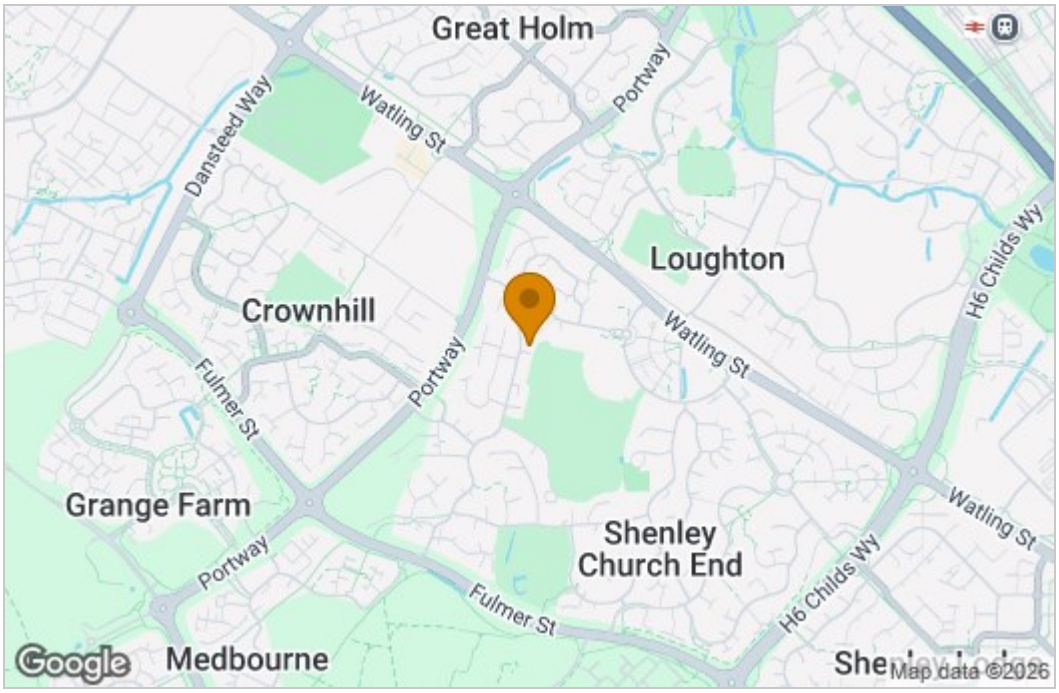
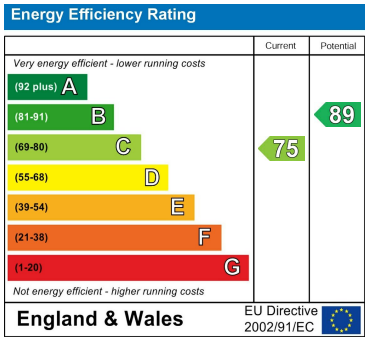
Area Map



Energy Efficiency Graph



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