



# Cauldwell

PROPERTY SERVICES



## 6 Netley Court, Milton Keynes, MK10 9GH

**£370,000**

Situated in the sought after area of Monkston and located on the eastern side of Milton Keynes. This end of terrace family home offers great room sizes, high degree of privacy, easy access to Oakgrove high school, two other popular schools and only a short walk to the Monkston circular green/sports area.

This well presented family home offers a perfect blend of modern convenience and comfortable living. Upon entering, you are greeted by an inviting hallway that leads to a downstairs cloakroom, spacious light and airy lounge/dining room with a patio door leading to the rear garden, and fitted kitchen. On the first floor, there are three well proportioned size bedrooms and a family bathroom.

Outside, the property features a generous size rear garden, perfect for outdoor gatherings or quiet evenings and a garage.

Monkston is ideally located east side of Milton Keynes, within a short distance to the Kingston Shopping centre. The Shopping centre has an array of shops such as: Tesco superstore, home sense, Costa, Smash Burger, Nando's, Boots and many more, Gym facilities are also close by. This area is also located within a short distance from the junction 13 M1 motorway and Central Milton Keynes.

Energy rating C  
Council tax band C

## **ENTRANCE HALL**

Entrance door. Radiator. Stairs to first floor. Storage cupboard. Wood effect flooring. Coving to ceiling. Door to cloakroom, kitchen and lounge/dining room.

## **DOWNSTAIRS CLOAKROOM**

Frosted double glazed window to front aspect. Two piece suite comprising low level wc and wash hand basin. Radiator. Wood effect flooring.

## **KITCHEN 9'3 x 8'4 (2.82m x 2.54m)**

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurface incorporating sink with mixer tap and cutlery drainer. Fitted oven and hob with extractor fan. Space for fridge freezer. Dishwasher and washing machine. Wall mounted boiler. Inset lights. Coving to ceiling. (please note the oven and hob has been changed).

## **LOUNGE/DINING ROOM 16'10 x 16'0 (5.13m x 4.88m)**

Double glazed window to rear aspect. Wood effect flooring. French doors to rear garden. Radiator. Coving to ceiling. Television point.

## **FIRST FLOOR LANDING**

Door to all rooms. Access to loft.

## **BEDROOM ONE 13'10 x 10'2 (4.22m x 3.10m)**

Twin double glazed window to rear aspect. Radiator. Built in wardrobes.

## **BEDROOM TWO 11'10" x 8'5" max (3.61m x 2.59 max)**

Double glazed window to front aspect. Storage cupboard. Access to loft.

## **BEDROOM THREE 11'3" x 6'10" max (3.453 x 2.105 max )**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled splash backs. Heated towel radiator. Extractor fan. Shaver point.

## **REAR GARDEN**

A generous size enclosed rear garden, mainly laid to lawn with patio area. Gated side access to front. Garden shed.

## **FRONT GARDEN**

Access to rear garden. Path to front. Outside cold water tap.

## **GARAGE**

Up and over door. Two parking spaces to front of garage.

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.

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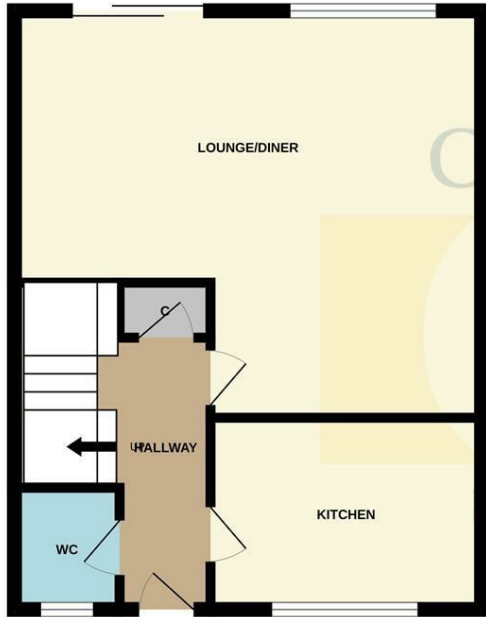
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

# Floor Plan

GROUND FLOOR



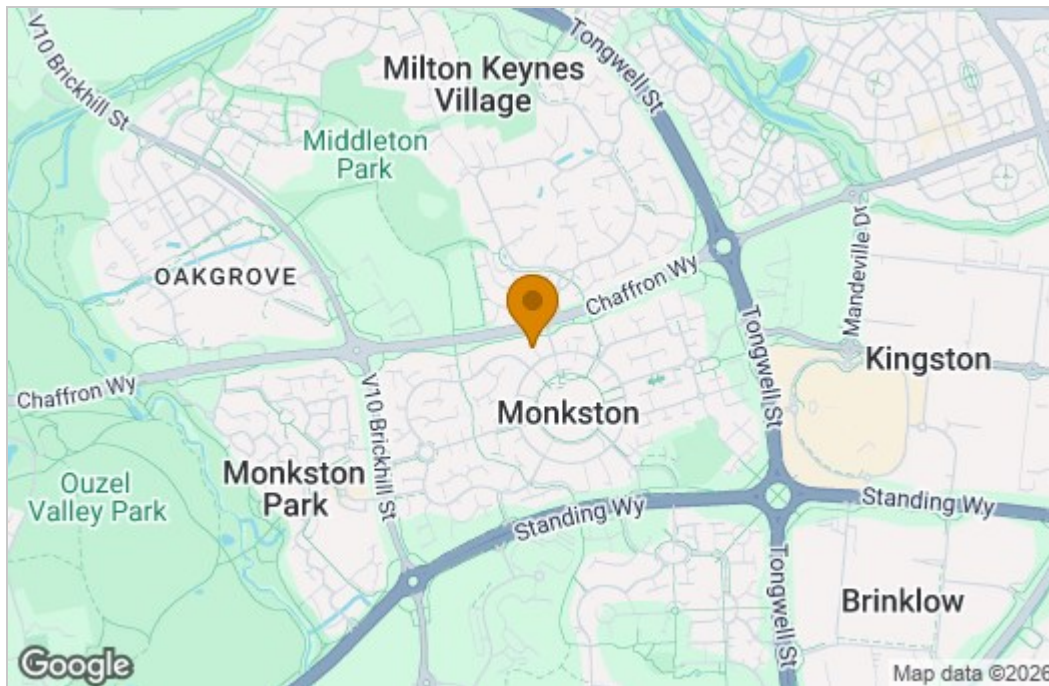
1ST FLOOR



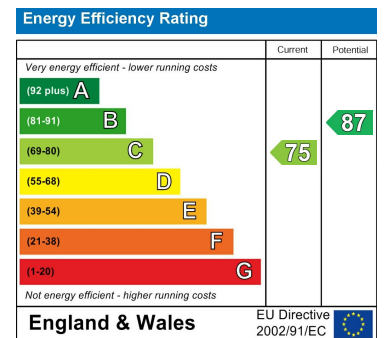
TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

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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