



Cauldwell

PROPERTY SERVICES



8 Welchman Court, Milton Keynes, MK3 6FL

£375,000

Bright & Airy Three Bedroom Semi-Detached Home – Close to Bletchley Train Station

Cauldwell Property Services are delighted to offer for sale this well-presented and naturally bright three bedroom semi-detached home, ideally located within close proximity to Bletchley Train Station – offering direct links to London and other major destinations.

The accommodation comprises a welcoming entrance hall, downstairs cloakroom, a stylish kitchen/dining room, and a spacious living room with access to an enclosed rear garden, perfect for entertaining or relaxing in privacy.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with an en-suite shower room, and a separate family bathroom serving the remaining rooms.

Externally, the property benefits from a double-length driveway with a carport, providing ample off-road parking, and a well-maintained rear garden.

ENTRANCE HALL

Stairs to first floor. Skimmed ceiling Radiator. Understairs storage area. Door to kitchen/dining room, cloakroom and living room. Understairs storage cupboard.

CLOAKROOM

Two piece suite comprising low level wc and wash and basin. Radiator. Extractor.

KITCHEN/DINING ROOM 11'4" x 8'11" (3.46 x 2.72)

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

LIVING ROOM 15'6" x 12'1" (4.74 x 3.69)

Double glazed French doors with windows to either side. Double panelled radiator. Skimmed ceiling

FIRST FLOOR LANDING

Doors to all rooms. Radiator. Loft access.

BEDROOM ONE 11'2" x 9'8" (3.41 x 2.97)

Double glazed window to front. Radiator. Skimmed ceiling Door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Splash back tiling. Tiled flooring. Radiator. Frosted double glazed window to front.

BEDROOM TWO 10'9" x 8'7" (3.30 x 2.64)

Double glazed window to rear. Radiator.

BEDROOM THREE 12'2" x 6'7" (3.73 x 2.01)

Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Skimmed ceiling Extractor. Radiator.

REAR GARDEN

Enclosed and laid to lawn with patio area. Wooden fence surround. Gated side access. Hard standing 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.

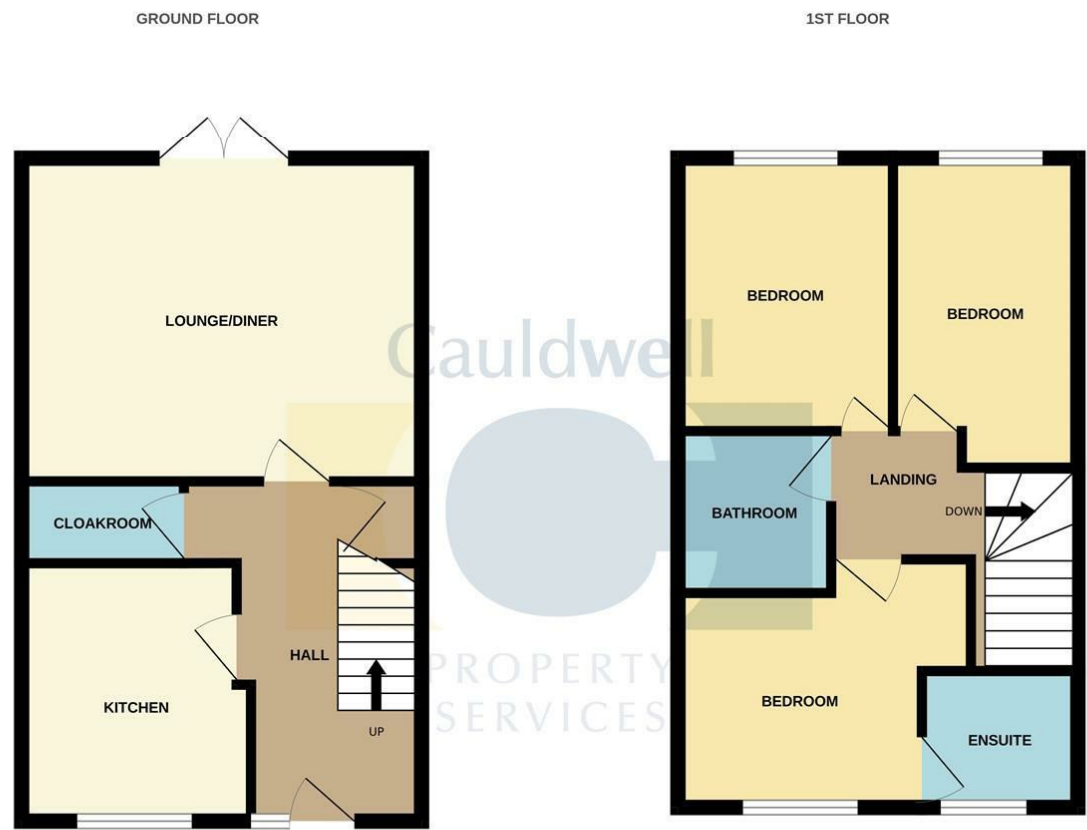
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

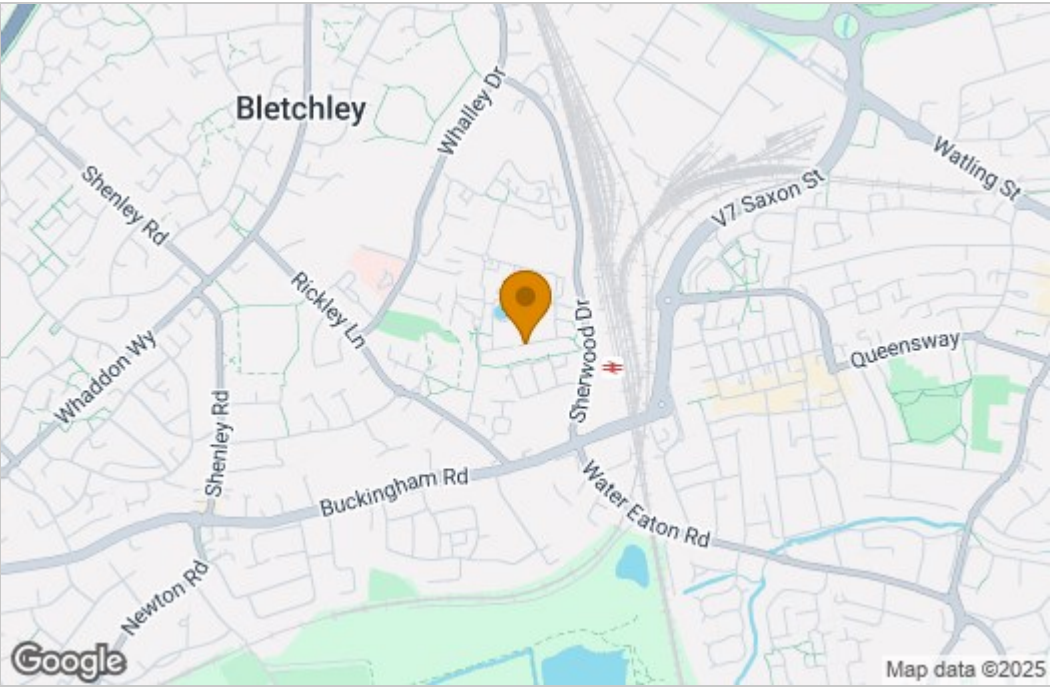
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

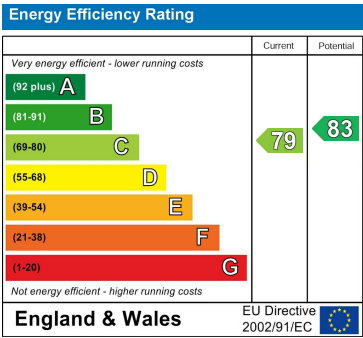


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.