



29 Turnmill Avenue, Milton Keynes, MK6 3HT

£335,000

CAULDWELL are delighted to offer for sale a spacious three bedroom family home, situated within the picturesque surroundings of the Grand Union Canal, Ouzel Valley park, and only a stones throw from Central Milton Keynes. This property which has been tastefully enhanced to suit the modern family is offered for sale with no upward chain and boasts a rear garden, driveway, single garage and double glazing.

The accommodation briefly comprises; entrance hall, downstairs cloakroom, light and airy lounge and a refitted kitchen/dining room with a uPVC double glazed door leading to the rear garden. To the first floor there are three bedrooms and a family bathroom. Energy rating C. Council tax band C.

Springfield is situated within close proximity of Central Milton Keynes with all its amenities, Campbell Park resides in the heart of Milton Keynes and the central station is approximately 2 miles away.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to cloakroom, kitchen/diner and living room. Radiator. Skimmed ceiling.

CLOAKROOM

Re-fitted suite comprising low level wc and wash hand basin with mixer tap. Splash back tiling. Skimmed ceiling.

LIVING ROOM 14'2" x 11'5" (4.32 x 3.5)



Double glazed window to front. Radiator. Skimmed ceiling.

KITCHEN/DINER 17'8" x 10'8" (5.41 x 3.27)



Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Space for fridge freezer. Plumbing for washing machine. Splash back tiling. Two double glazed windows to rear. Double glazed door to rear. Radiator. Understairs storage area. Skimmed ceiling.

FIRST FLOOR LANDING

Door to all rooms. Airing cupboard. Store cupboard. Loft access.

BEDROOM ONE 11'4" x 10'8" (3.46 x 3.27)



Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM TWO 12'0" x 14'4" (3.66 x 4.37)



Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM THREE 11'3" x 8'11" (3.45 x 2.72)



Double glazed window to front. Radiator.

BATHROOM



Re-fitted suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to rear. Skinned ceiling. Extractor.

FRONT GARDEN



Laid to patio.

DETACHED SINGLE GARAGE

Up and over door. Service door.

REAR GARDEN



Enclosed and laid to patio with wooden fence surround.

COUNCIL TAX BAND

Council tax band C. Sourced from <https://www.gov.uk/council-tax-bands>

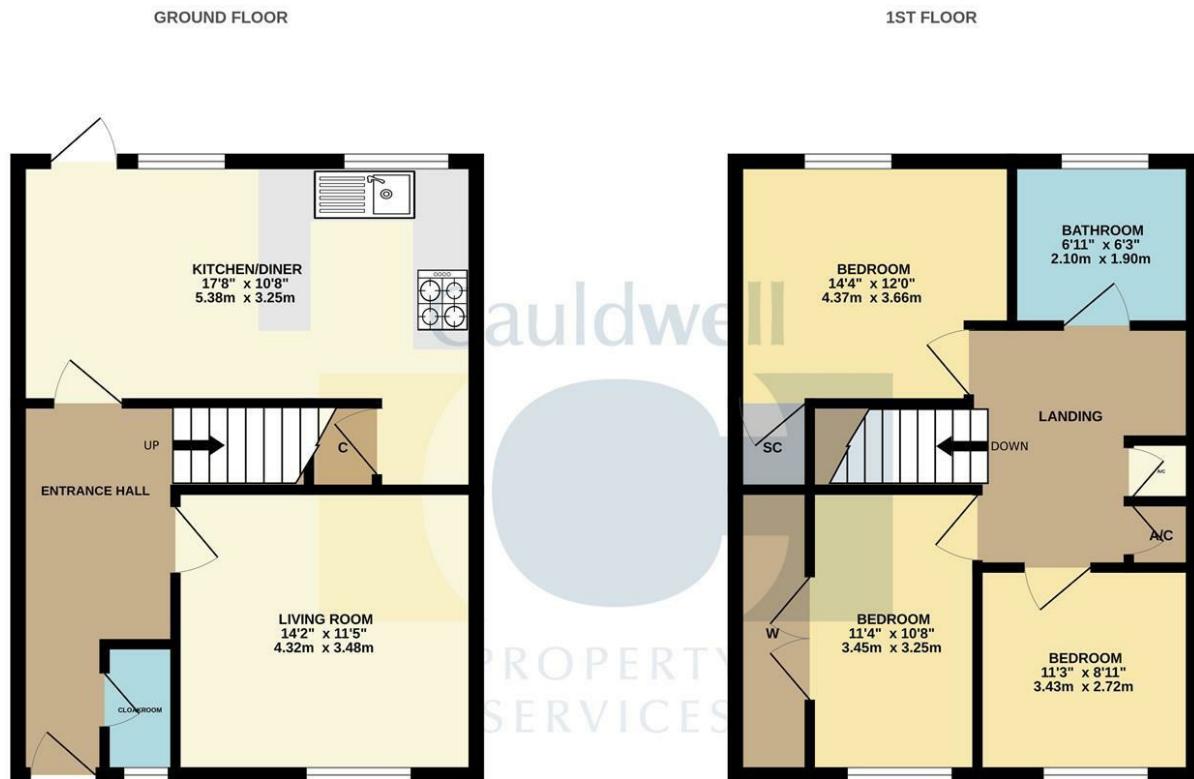
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

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.

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

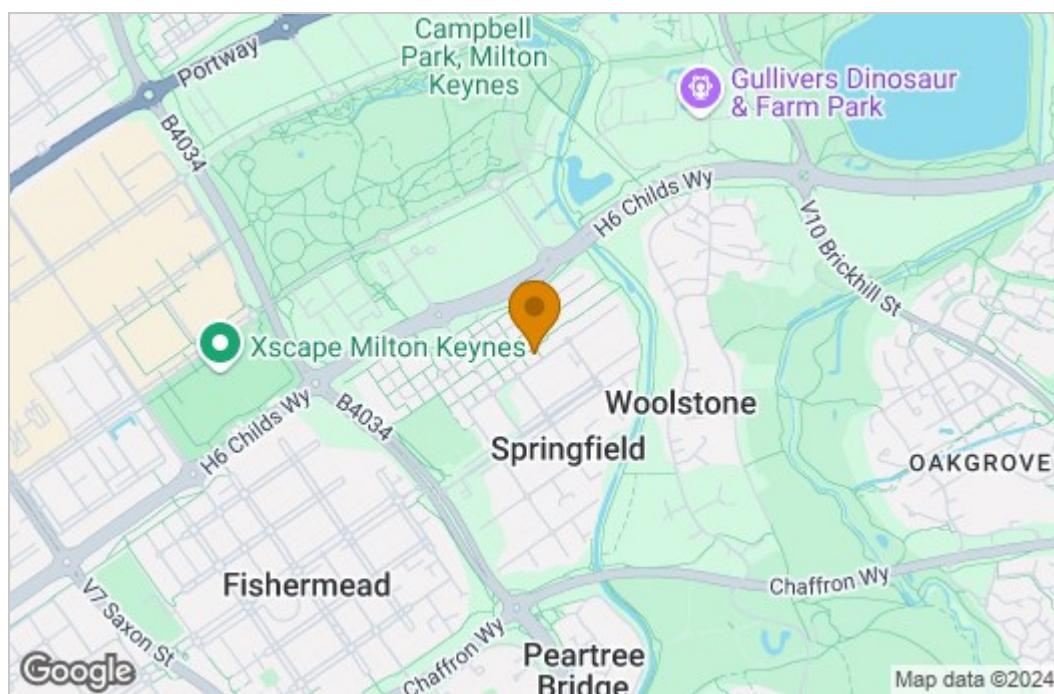
Floor Plan



TOTAL FLOOR AREA : 1012sq.ft. (94.0 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.
 Made with Metropix ©2024



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.