Cauldwell

PROPERTY SERVICES

3 Bantock Close, Milton Keynes, MK7 8DS

£267,500

CAULDWELL are delighted to offer this modern two bedroom semi-detached house, situated within the sought after Browns Wood area. This impressive property is offered for sale with no upward chain and boasts a low maintenance rear garden, parking to front and replacement double glazing. Accommodation briefly comprises; entrance, lounge, kitchen, first floor, two double bedrooms and a family bathroom.

Located to the South East of Milton Keynes, Old Farm Park is in close proximity to Ofsted rated 'good' primary and secondary schools, local shops and the popular Caldecotte Lake. It is also within a few minutes drive of the M1 junction and the A5 making it popular with families and commuters.

Energy Rating C.
Council tax band B.

ENTRANCE
Entrance through front door into entrance hall. Door to living room.

LIVING ROOM 16'7" x 11'10" (5.07 x 3.61)
Double glazed window to the front aspect. Stairs leading to first floor. Radiator. Door to kitchen dining room.

KITCHEN/DINER 11'9" x 7'11" (3.59 x 2.42)
Double glazed window to rear aspect and double glazed door to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor over. Plumbing for washing machine. Space for fridge freezer. Splash back tiles. Radiator.

FIRST FLOOR LANDING
Doors to bedroom one, two and bathroom.

BEDROOM ONE 11'9" x 9'10" (3.59 x 3.02)
Double glazed window to the front aspect. Fitted wardrobe. Radiator.

BEDROOM TWO 10'7" x6'9" (3.24 x2.08)
Double glazed window to the rear aspect. Radiator.

BATHROOM
Frosted double glazed window to the rear aspecr. Panelled bath with shower over. Low level wc, wash hand basin with cupboard surround. Part tiled walls. Radiator.

FRONT
Off road parking to the front.

REAR GARDEN
Enclosed rear garden laid to lawn. Patio area. Wooden fence panel surround.

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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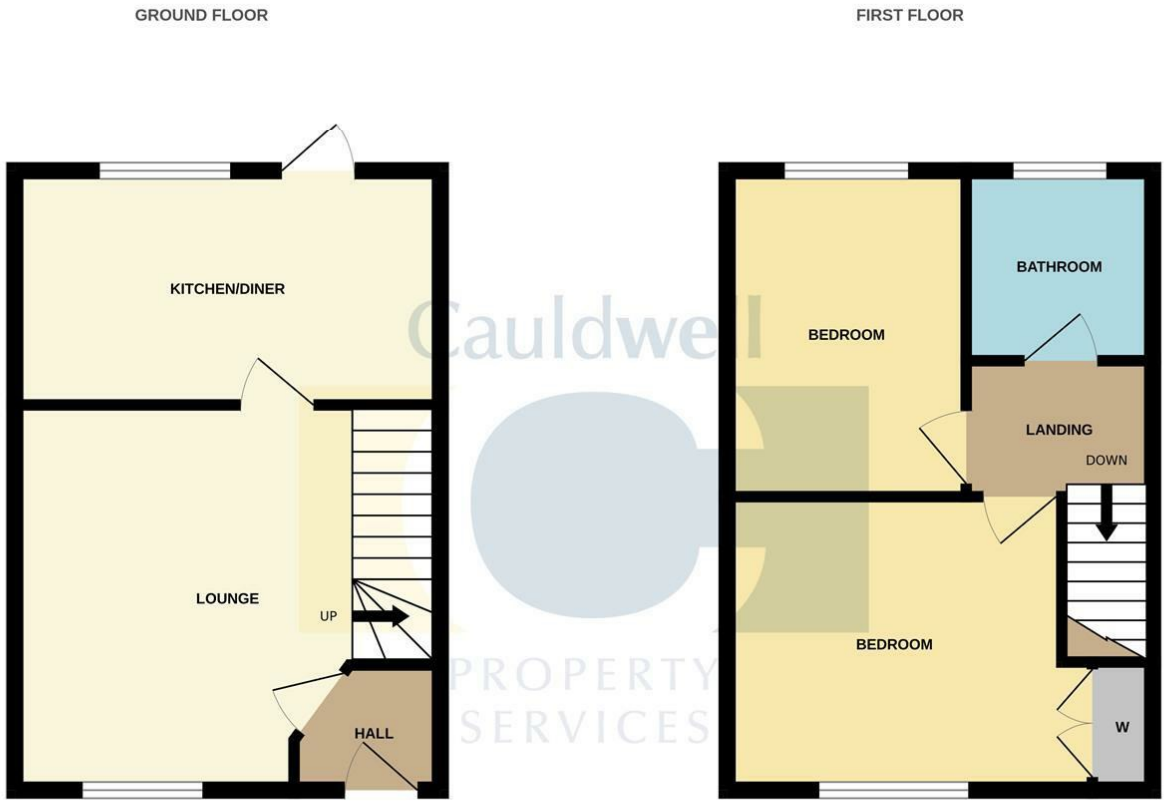
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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



TOTAL FLOOR AREA : 581sq.ft. (54.0 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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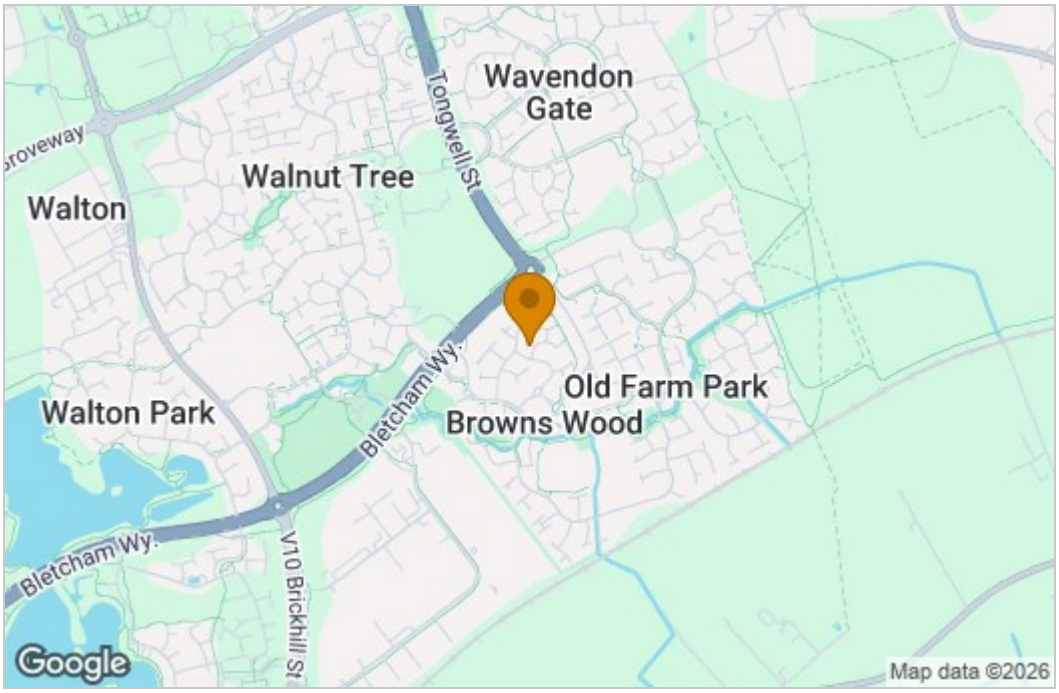
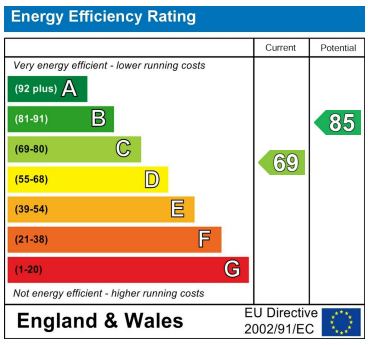
Area Map



Energy Efficiency Graph



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