



Cauldwell

PROPERTY SERVICES



15 Wealdstone Place

Springfield, Milton Keynes, MK6 3JF

Offers Over £290,000



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ENTRANCE HALL

Stairs to first floor. Double doors to storage cupboard. Door to cloakroom and further cupboard. Radiator. Door to kitchen and living room.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to front.

KITCHEN/DINER

11'7" x 10'8" (3.54 x 3.26)

Understairs storage cupboard. Radiator. Fitted with a range of wall and base units with work surfaces incorporating sink and drainer with mixer tap. Built in oven, four ring hob and space for fridge freezer. Plumbing for washing machine.

LIVING ROOM

14'4" x 17'8" (4.38 x 5.39)

Double glazed window to rear and sliding double glazed door to rear. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Two storage cupboards. Airing cupboard. Access to loft space.

BEDROOM ONE

11'4" x 10'8" (3.46 x 3.26)

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

BEDROOM TWO

14'4" x 8'10" (4.38 x 2.70)

Double glazed window to rear. Radiator.

BEDROOM THREE

11'5" x 8'9" (3.50 x 2.68)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled walls. Radiator. Frosted double glazed window to front.

REAR GARDEN

Enclosed and laid to lawn with patio area, hedgerow and brick wall surround.

FRONT GARDEN

Hardstanding driveway.

SINGLE GARAGE

Up and over door. Service door to garage.

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

COUNCIL TAX BAND

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



A map snippet from Google Maps showing the location of Springfield Park Ground. The park is marked with a green tree icon and labeled 'Springfield Park Ground'. It is situated between 'H6 Childs Wy' and 'Falcon Ave'. A red location pin is placed on the road between the park and Falcon Ave. The Google logo and 'Map data ©2024' are visible at the bottom.

A map of Milton Keynes, UK, showing the location of Xscape Milton Keynes (orange pin) and Conniburrow (green pin). The map includes labels for Conniburrow, Campbell Park, H5, B4034, H6 Childs Wy, Milton Keynes, Fishermead, V7 Saxon St, Chaffron Wy, and Chaffron Wy. The Google logo and 'Map data ©2024' are also visible.

GROUND FLOOR

LOUNGE

KITCHEN

ENTRANCE HALL

CD

POORHOO

PORCH

UP

1ST FLOOR

BEDROOM

BEDROOM

BEDROOM

BATHROOM

LANDING

DOWN

CD

CD

CD

CD

W

N

E

S

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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Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			8
(69-80) C			
		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	EU Directive

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