

Cauldwell

PROPERTY SERVICES



2 Highgate Over, Milton Keynes, MK7 7NZ

£180,000

CAULDWELL are pleased to offer for sale this modern one DOUBLE bedroom CLUSTER HOUSE with a brand new fitted boiler, situated within the popular Walnut Tree area and benefits from a DRIVEWAY to the front aspect. The accommodation briefly comprises; entrance, dual aspect lounge/dining room, fitted kitchen, first floor landing, master bedroom and a bathroom with a shower. Outside there is a driveway. Energy rating D. Council tax band B.

This highly desired area south east side of Milton Keynes enjoys local shops and amenities, a good school catchment and offers easy access to major rail & road links. The Centre MK and Caldecotte lake are both a short drive away.

ENTRANCE HALL

Door to front.

LIVING ROOM 10'7" x 15'2" into bay (3.24 x 4.64 into bay)

Bay window to front. Window to side. Radiator.

KITCHEN 8'5" x 6'8" (2.58 x 2.04)

Window to front. Fitted with a range of wall and base units with work-surfaces incorporating sink drainer unit. Built in oven, hob and extractor fan. Space for fridge. Plumbing for washing machine. Radiator. Central heating boiler Understairs storage cupboard.

BEDROOM 11'8" x 10'8" (3.58 x 3.27)

Window to front. Radiator. Airing cupboard.

FIRST FLOOR LANDING

Access to loft.

BATHROOM

Window to front. Three piece suite comprising bath with shower over, close coupled wc and wash hand basin. Radiator. Shaver point. Extractor fan.

SERVICE CHARGE

The residents pay £150pa for the maintenance of the area.

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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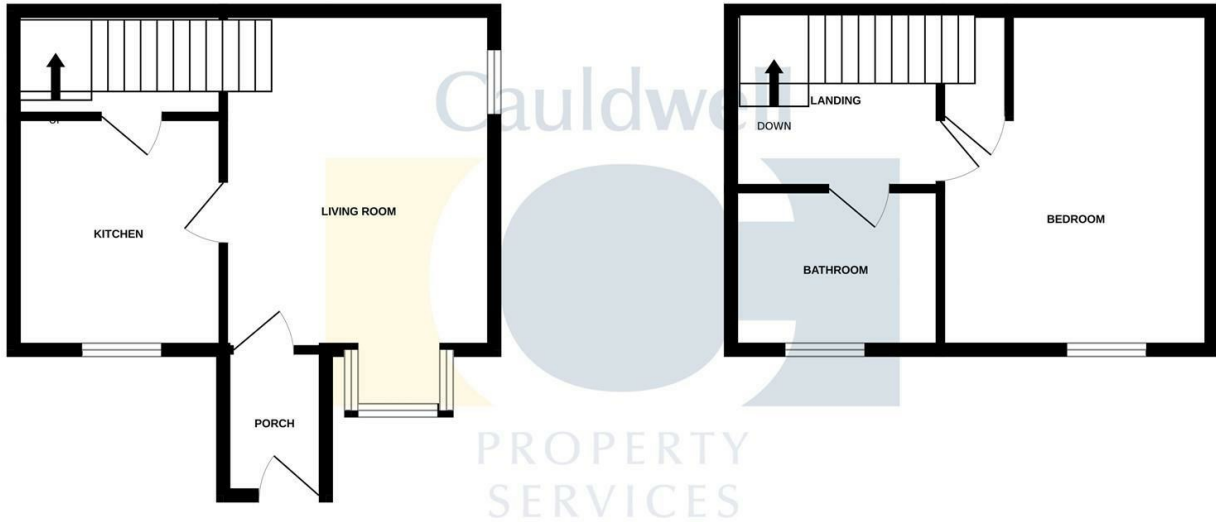
COUNCIL TAX BAND

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

Floor Plan

GROUND FLOOR

1ST FLOOR

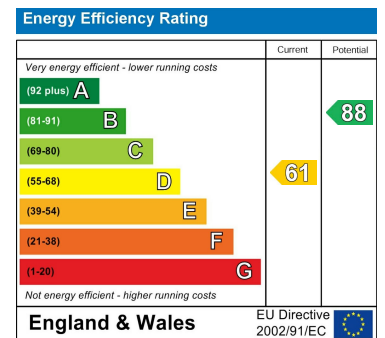


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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