



Cauldwell

PROPERTY SERVICES



16 Florin Close, Milton Keynes, MK15 8AG

£325,000

CAULDWELL are pleased to offer for sale a FOUR BEDROOM family home with NO CHAIN, situated within the popular Pennyland area (close proximity to the Grand Union Canal and Central Milton Keynes).

The accommodation briefly comprises; entrance hall, downstairs cloakroom/wc, refitted dual aspect kitchen/dining room, utility, lounge, first floor, four bedrooms and a family bathroom. Outside there is a driveway, and an enclosed rear garden. Energy rating C. Council tax band C.

ENTRANCE HALL

Entrance door. Stairs to first floor. Door to living room, cloakroom and kitchen/diner. Feature radiator.

CLOAKROOM

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

KITCHEN/DINER 10'9" x 19'8" (3.28 x 6.01)

Dual aspect room with double glazed window to front and rear. Door to inner hall way. Fitted with wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Built in fridge and freezer. Plumbing for washing machine. Space for American style fridge freezer. Radiator.

INNER HALL WAY

Double glazed door to rear garden. Door to storage cupboard.

LIVING ROOM 13'2" x 15'1" (4.03 x 4.62)

Two double glazed windows to rear. Two radiators.

FIRST FLOOR LANDING

Double glazed window to front. Loft access. Storage cupboard. Airing cupboard. Doors to all rooms.

BEDROOM ONE 10'6" x 8'6" (3.21 x 2.61)

Double glazed window to rear. Radiator.

BEDROOM TWO 13'2" x 8'6" (4.03 x 2.60)

Double glazed window to rear. Radiator.

BEDROOM THREE 6'3" x 13'2" (1.92 x 4.02)

Double glazed window to rear. Radiator.

BEDROOM FOUR 13'2" x 6'10" (4.03 x 2.1)

Double glazed window to rear. Radiator.

BATHROOM

Two piece suite comprising shower bath with shower over and wash hand basin with mixer tap. Heated towel rail. Tiled walls. Frosted double glazed window to front.

SEPARATE WC

Low level wc and wash hand basin. Frosted double glazed window to front

REAR GARDEN

Enclosed and laid mainly to lawn with decking area. Wooden fence surround. Gated rear access. Driveway to rear.

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

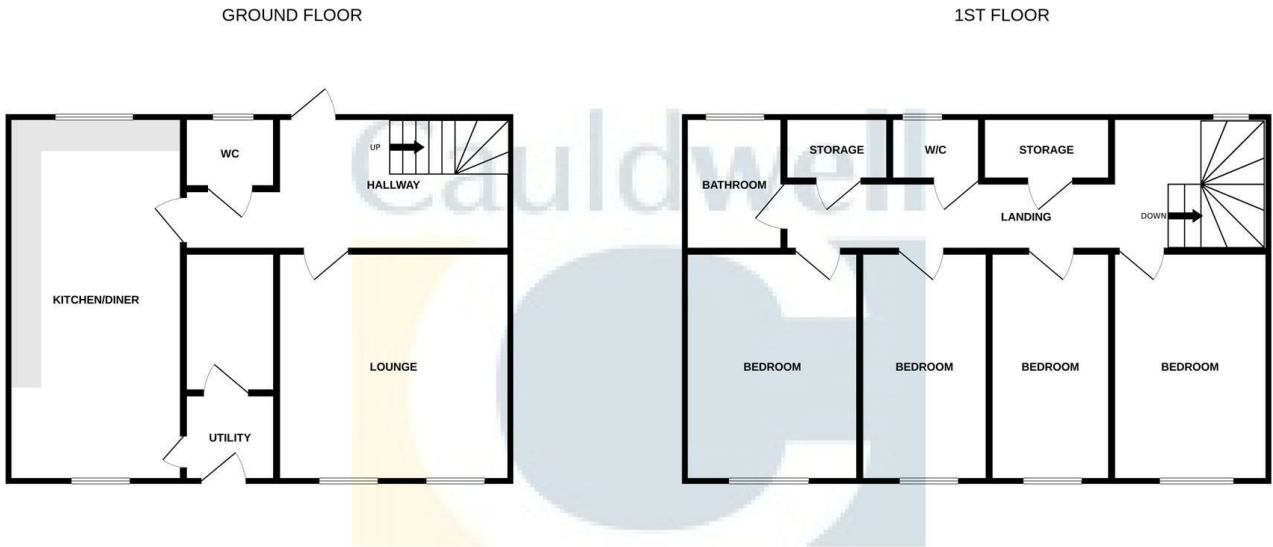
particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute 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.

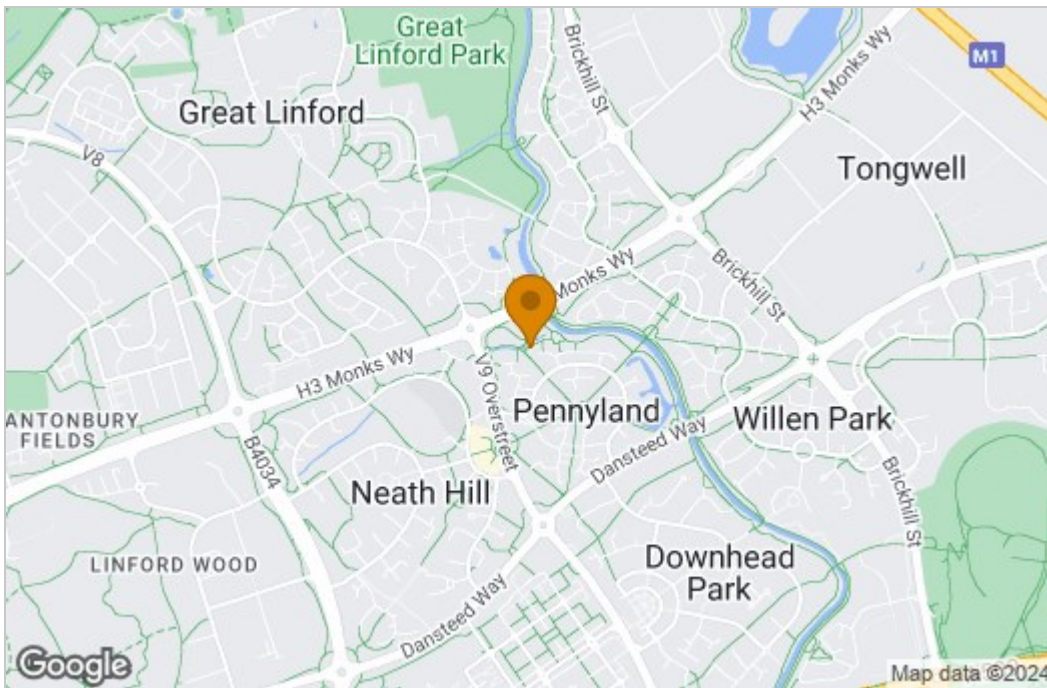
We routinely refer customers to Franklins solicitors, Key Conveyancing and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

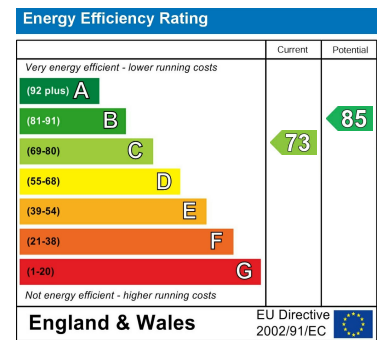


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2022

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.