



Cauldwell

PROPERTY SERVICES



28 Tolcarne Avenue, Milton Keynes, MK6 2SS

£259,950

CAULDWELL are pleased to offer for sale, with no onward chain, this spacious property that is located in central MK and offering easy access to the mainline train station, shopping centre and amenities. There are two double bedrooms including a great size main bedroom with built in storage, a fitted bathroom, a large living room, entrance hall and a fitted kitchen diner. Outside this property is unusual in a great way; there is a block paved driveway leading to a garage, an enclosed rear garden and then a 'secret garden'. A large enclosed space that is additional gardens for the residents that back onto the area, gated and secure there are mature trees, plants, green spaces, kids play areas and seating areas.

Energy rating D. Council tax band B.

ENTRANCE HALL 12'8" x 6'2" max (3.88 x 1.89 max)

Double glazed window and UPVC double glazed door to front. Radiator. Stairs to first floor landing with understairs storage cupboard. Telephone point.

KITCHEN/DINER 11'8" x 9'4" (3.56 x 2.86)



Double glazed windows and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Freestanding electric oven. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted central heating boiler. Radiator.

LIVING ROOM 18'2" x 9'10" (5.54 x 3m)

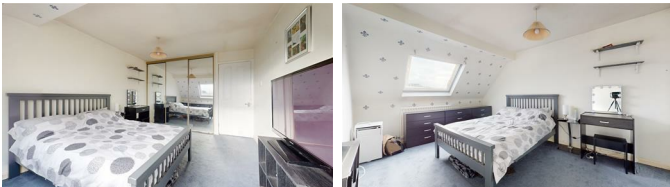


Double glazed window to rear and double glazed door to side. Two radiators. Television point.

FIRST FLOOR LANDING

Two double glazed windows to front. Airing cupboard. Storage cupboard. Access to loft space.

BEDROOM ONE 16'9" max into recess x 10'7" (5.13 max into recess x 3.23)



Sky light window to rear. Radiator. Built in wardrobe with mirror sliding doors.

BEDROOM TWO 11'1" x 9'5" (3.39 x 2.88)



Double glazed window to rear. Radiator.

BATHROOM



Sky light window to front. Three piece suite comprising bath with mixer tap and electric shower over, close coupled wc and wash hand basin. Radiator.

FRONT GARDEN



Block paved driveway parking. Small garden area.

GARAGE

Up and over door to front.

REAR GARDEN

Mainly laid to lawn with small patio area, bedding areas to side. Gated access to rear to private community garden.

PRIVATE COMMUNITY GARDEN



An exclusive space for residents whose property backs onto the area. Featuring lawns, play parks, mature plants, foliage and trees.

COUNCIL TAX BAND

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

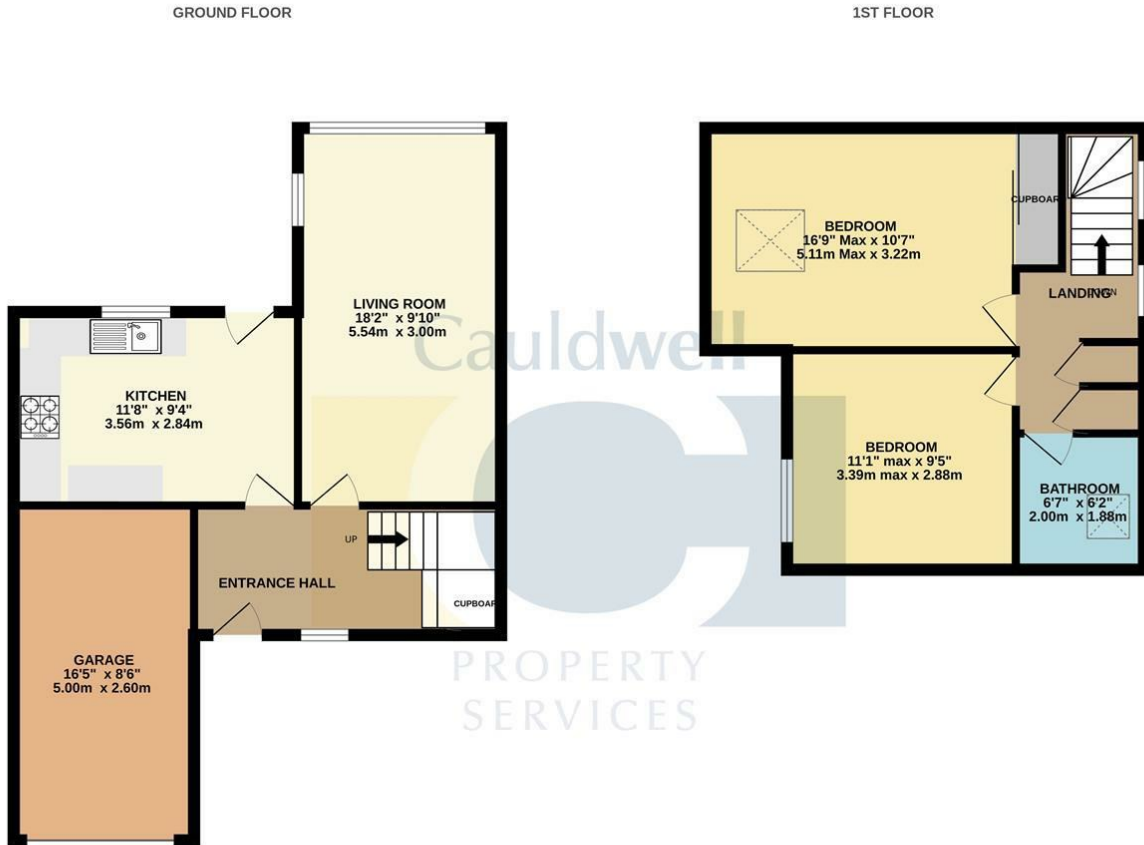
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their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

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Floor Plan



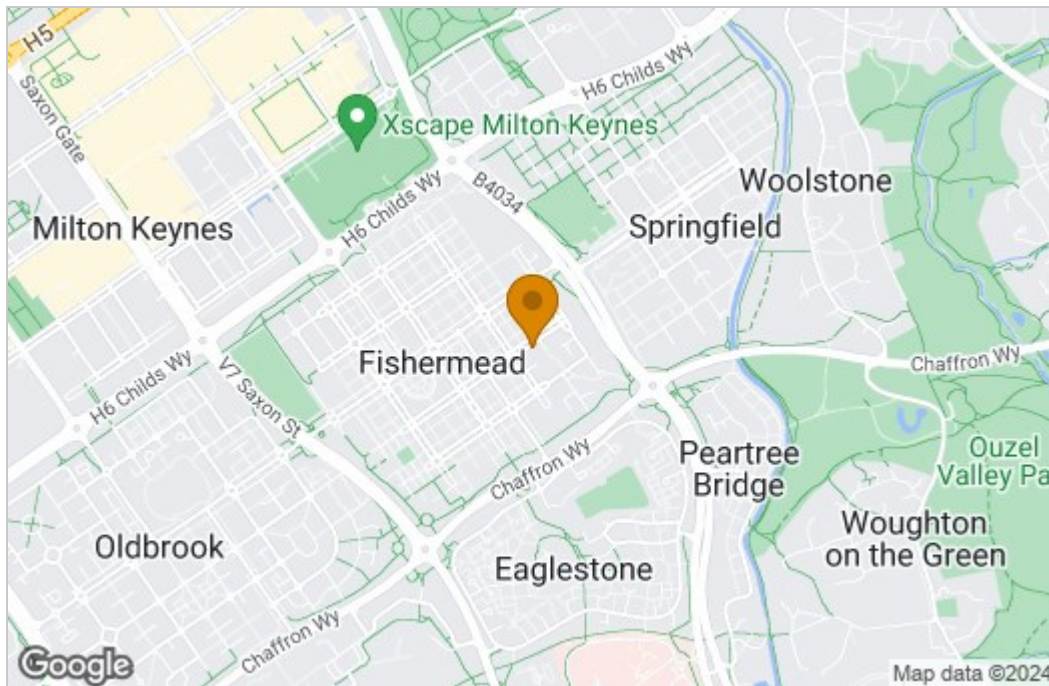
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TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.

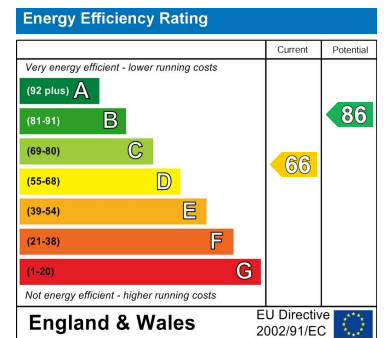
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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