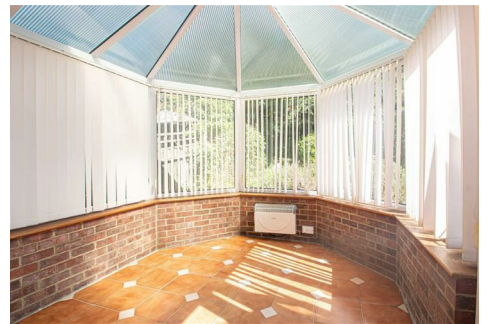


Cauldwell

PROPERTY SERVICES



16 Grosmont Close, Milton Keynes, MK4 2EW

£300,000

*** INVESTMENT/LANDLORD BUYERS ONLY DUE TO AN EXISTING TENANCY AGREEMENT *** CAULDWELL are delighted to offer for sale this modern TWO DOUBLE BEDROOM semi detached home with a CONSERVATORY, situated in a cul-de-sac within the popular area of Emerson Valley. The property briefly comprises of entrance hall, lounge/dining room, conservatory and fitted kitchen with integrated fridge/freezer. To the first floor there are two double bedrooms and a family bathroom with shower. Outside there is a block paved driveway, rear garden and a single garage. This wonderful home is available with no upward chain. Energy Rating: C. Council tax band C.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. The location is popular with families as it is in the catchment of Ofsted rated 'good' schools with Howe Park infant school, Emerson Valley Middle school and Shenley Brook End secondary school all serving the area. There are two convenience shops on the estate one of which has a post office attached, also a Chinese Takeaway and Indian Restaurant. Westcroft district centre is on the adjacent estate where you will find a supermarket, chemist, doctors surgery, hairdressers and Library. Emerson Valley also benefits from Tattenhoe Valley Park which runs through the middle of the estate and leads to Furzton Lake and to Tattenhoe.

ENTRANCE HALL



Stairs to first floor. Door to re-fitted kitchen and lounge/dining room.

KITCHEN



Double glazed window to front aspect. Fitted with a range of wall and base units with worksurfaces incorporating sink. Fitted oven and ceramic hob with extractor fan. Integrated fridge. Wine rack. Built in boiler. Plumbing for washing machine.

LOUNGE/DINING ROOM 14'9" x 12'11" (4.52 x 3.96)

Patio doors to conservatory. Radiator. Television point.

CONSERVATORY

Brick/double glazed construction. Door to rear garden. Wall mounted heater.

FIRST FLOOR LANDING

Door to all rooms.

BEDROOM ONE 12'11" x 9'3" (3.96 x 2.84)



Double glazed window to rear aspect. Radiator. Coving to ceiling.

BEDROOM TWO 12'0" x 6'11" (3.66 x 2.13)



Twin double glazed window to front aspect. Radiator. Coving to ceiling. Built in cupboard.

BATHROOM



Three piece suite comprising panelled bath with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Airing cupboard. Tiled flooring.

FRONT GARDEN



Hardstanding driveway for two cars. Gated side access. (one parking space is block paved)

REAR GARDEN

An attractive and enclosed rear garden. Not overlooked to rear. Mainly laid to lawn with re-paved patio. Flower and shrub borders.

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.

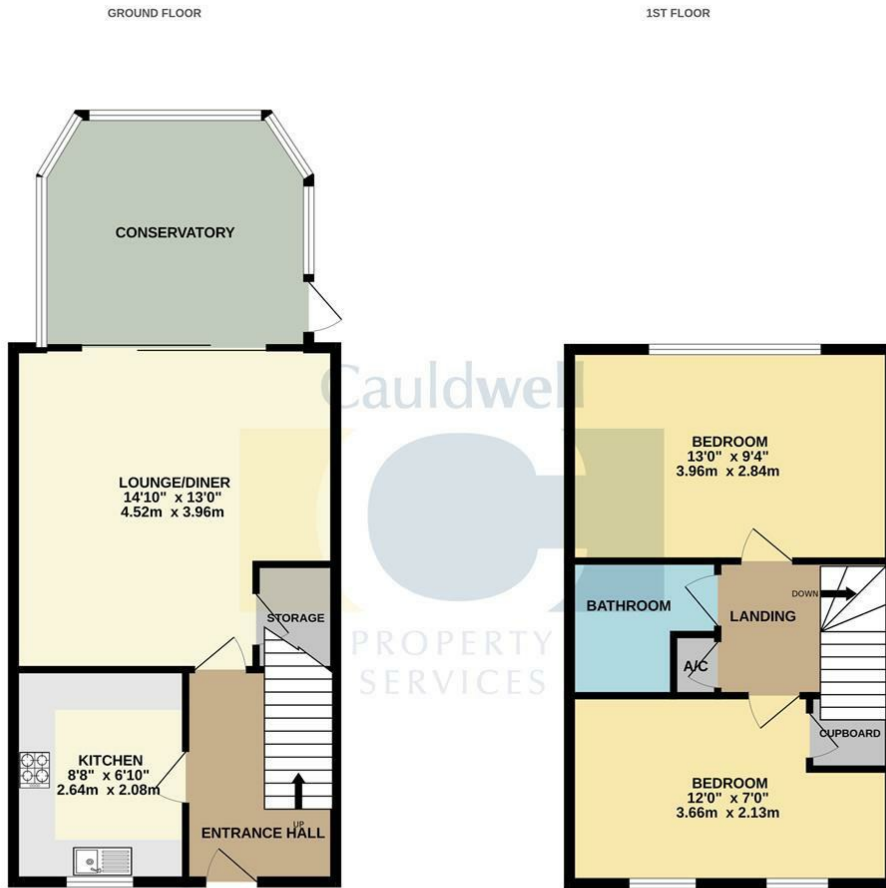
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors,

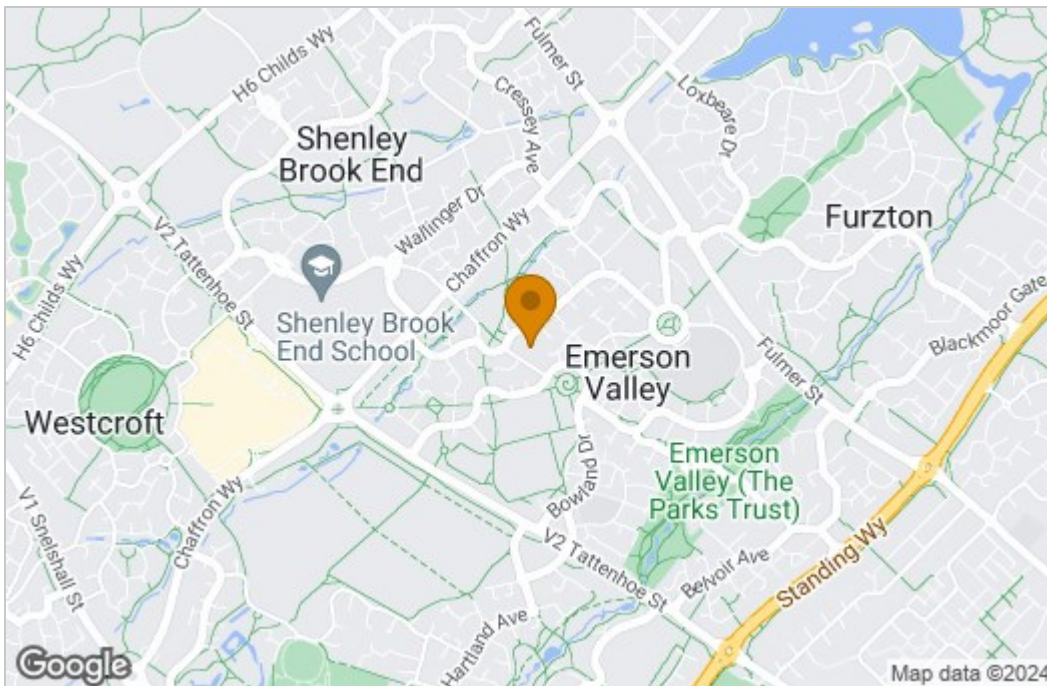
Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

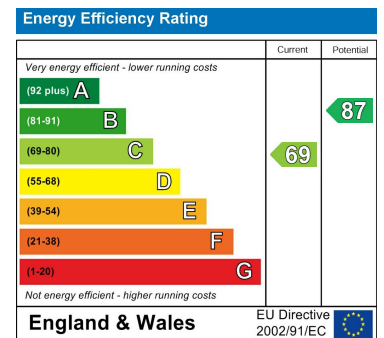


TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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.