

Cauldwell

PROPERTY SERVICES



85 Manor Road, Milton Keynes, MK2 2HP

£375,000

CAULDWELL are delighted to offer this traditional semi detached home, situated within the highly desirable Trees development with views to the front overlooking greenery. The property offers great potential to extend like similar ones in the area have done, it currently offers three well proportioned bedrooms a refitted family bathroom, a downstairs cloakroom, refitted kitchen, dining room with French doors leading to the rear garden, a living room and an entrance hall. Outside there is a great sized rear garden and off road parking to the front. . Energy rating C. Council tax band C.

Bletchley is located to the south of Milton Keynes and home to Bletchley Park which was instrumental in bring WW2 to an end. There is a traditional high street, along with several large supermarkets, restaurants and traditional pubs. The railway station is just 1.2 miles from the property and the fastest train into London Euston is 37 minutes. As well as benefitting from the amenities of the town, Milton Keynes Railway Station and Shopping Centre are located within 4 miles of the home. Schooling within the area is also popular, Abbeys Primary and Lord Grey Secondary are both within catchment and have been rated Good by Ofsted

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to living room. Door to kitchen. Double glazed window to front

KITCHEN 11'11" x 8'9" (3.64 x 2.69)



Fitted with a range of wall and base units with worksurfaces incorporating one and half sink drainer. Built in oven, five ring hob and extractor hood Space for fridge freezer. Tiled flooring. Double glazed window to rear.

LIVING ROOM 12'2" x 13'5" (3.72 x 4.09)



Double glazed bay window to front. Radiator Coving to textured ceiling. Fireplace and surround.

DINING ROOM 11'10" x 7'4" (3.63 x 2.24)



Glazed French doors to rear. Radiator. Coving to textured ceiling.

INNER HALL WAY

Door to cloakroom and rear garden.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Double glazed window to rear.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to side .

Storage cupboard. Access to boarded loft with drop down ladder.

BEDROOM ONE 12'9" x 11'6" (3.91 x 3.52)



Double glazed bay window to front. Radiator. Built in wardrobes.

BEDROOM TWO 12'10" x 10'0" (3.93 x 3.07)



Double glazed window to rear. Radiator. Built in cupboard and wardrobe.

BEDROOM THREE 8'2" x 7'10" (2.50 x 2.40)

Double glazed window to front. Radiator. Cupboard over stair bulk.

BATHROOM



Re-fitted three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to rear.

REAR GARDEN



Enclosed and laid to lawn with wooden fence surround with tree, flower and shrub borders. Patio area. Gated side access.

FRONT GARDEN

Driveway to side with shingle parking area to front.

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.

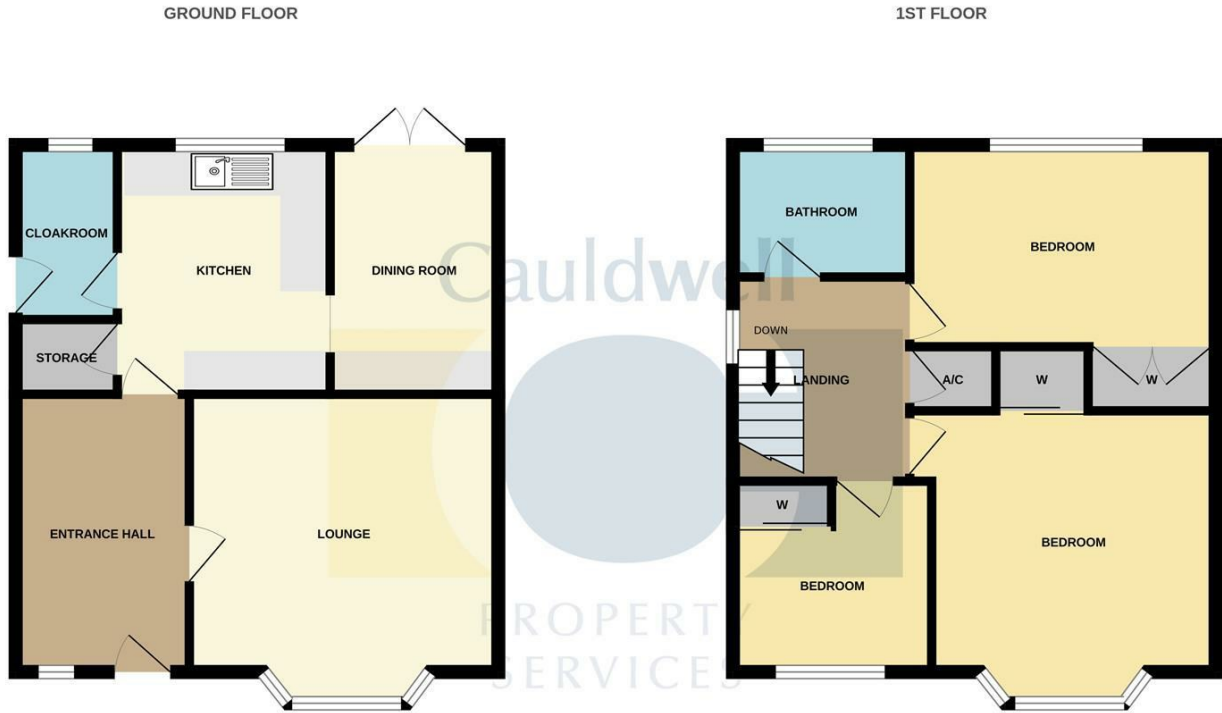
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, 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 C. Sourced from <https://www.gov.uk/council-tax-bands>

Floor Plan

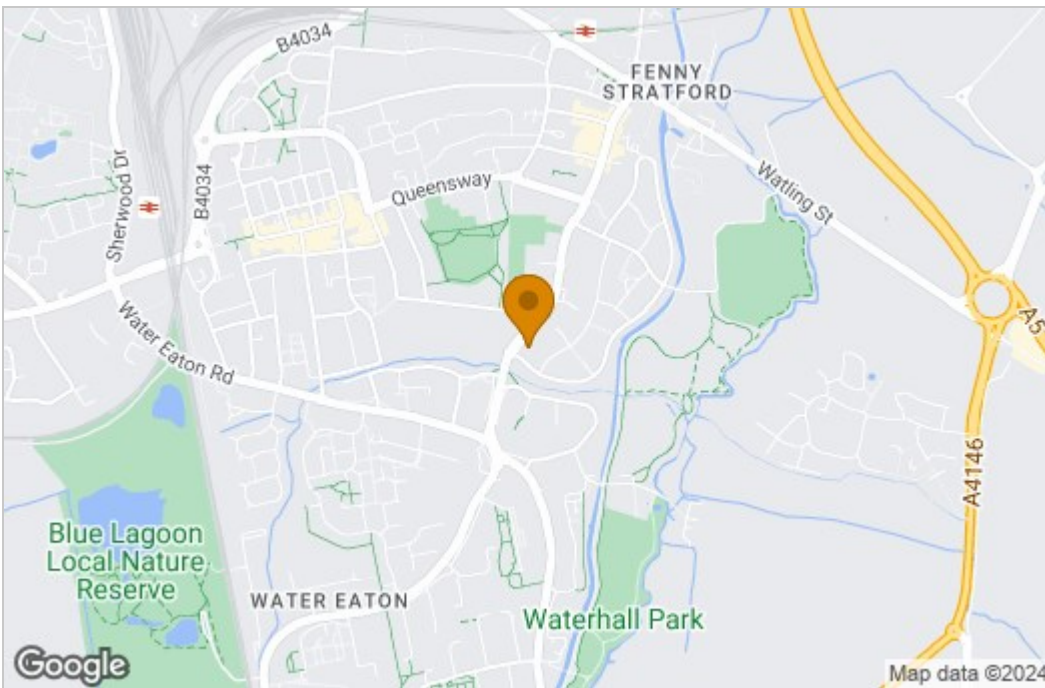


TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.

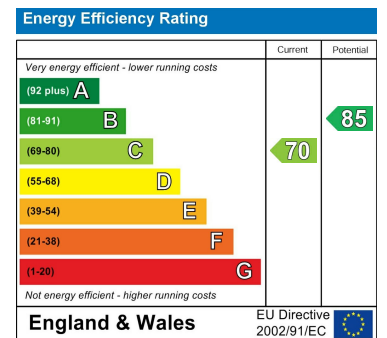
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024



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.