

Cauldwell

PROPERTY SERVICES



31 Syward Row, Milton Keynes, MK12 5QA

£365,000

CAULDWELL are delighted to offer for sale this well presented THREE DOUBLE BEDROOM townhouse in the sought after location of Wolverton Mill which benefits from EN-SUITE SHOWER ROOM and a DOWNSTAIRS CLOAKROOM. This wonderful property briefly comprises; entrance hall, downstairs cloakroom, stylish modern kitchen appliances and lounge/dining room with French doors leading to the rear garden. On the first floor there are two double bedrooms and family bathroom. On the second floor there is a further double bedroom with en-suite shower room. Outside there are front and rear gardens with bar area and a driveway for two cars. This stunning property is available with no upward chain. Energy rating B. Council tax band D.

Wolverton is located to the north-east of Milton Keynes. The property is within walking distance to Wolverton Train Station and a short drive to A5. There are local amenities to include leisure centre and abundance of supermarkets and high street shops. Central Milton Keynes is within approximately 3.6 miles and the popular Stony Stratford and Ouse Valley Park is just round the corner.

ENTRANCE



Entrance through front door into entrance hall. Door to cloakroom, Door to living area. Door to kitchen.

CLOAKROOM

Two piece suite. Low level wc. Wash hand basin with mixer tap. Radiator. Frosted double glazed window to the front.

LIVING/DINING ROOM



Double glazed French door with double glazed window either side to rear garden. Two Radiators.

KITCHEN



Kitchen fitted with a range of wall and base units. Work surfaces incorporating sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor fan. Integrated dishwasher, plumbing for washing machine, space for fridge freezer, space for tumble dryer. Double glazed window to the front.

FIRST FLOOR LANDING



Stairs to second floor. Doors to bedroom two and tree and family bathroom.

BEDROOM TWO



Double glazed window, Radiator.

BEDROOM THREE



Double glazed window. Radiator.

FAMILY BATHROOM



Tiled shower cubicle with shower attachment. Panelled bath with mixer tap. Low level wc, wash hand basin with stainless steel mixer tap. Part tiled walls. Radiator. Double glazed window.

BEDROOM ONE



On second floor. Double glazed window to front. Two Velux windows to the rear. Two four door fitted wardrobes. Radiator. Door To en-suite.

EN-SUITE



Double tiled shower cubicle with shower attachment. Low level wc, wash hand basin with stainless steel mixer tap and mirrored cabinet above. Shaver point. Velux window.

FRONT



Driveway for two cars. Mature shrubs.

REAR GARDEN



Landscaped rear garden with raised artificial lawn area. Two patio areas. Wooden fence panel surround, Bar area.

COUNCIL TAX BAND

Council tax band D. 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.

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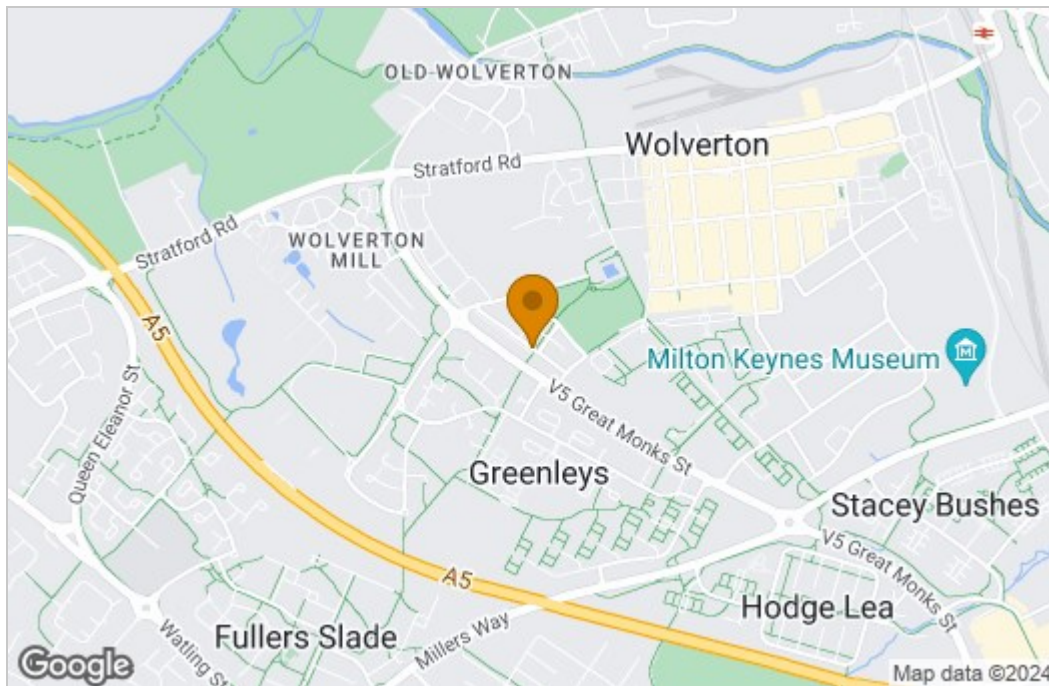
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Floor Plan



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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