



# Cauldwell

PROPERTY SERVICES



## 19 Belvoir Avenue, Emerson Valley, MK4 2AE

**£259,995**

Semi detached property, with no upper chain, positioned close to shops, amenities, Parks Trusts Linear Park and only a very short drive to the city centre and mainline train station. The accommodation over two floors comprises; entrance leading to a fitted kitchen and a lounge dining room with a double glazed window door & Door leading to the rear garden. To the first floor there are two double bedrooms and a family bathroom. Outside there is an enclosed rear garden and allocated parking. This property would be an ideal first time buy or a buy to let opportunity. Council tax band B. Energy rating D.

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 development 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.

## **COUNCIL TAX BAND**

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

## **ENTRANCE HALL**

Front entrance door. Door to kitchen and lounge diner. Radiator.

## **KITCHEN 10'2" x 7'2" (3.11 x 2.19)**

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. Splash back tiling. Double glazed window to front.

## **LOUNGE/DINER 14'5" x 13'8" (4.40 x 4.17)**

Double glazed door to rear with windows either side. Stairs to first floor. Radiator.

## **FIRST FLOOR LANDING**

Doors to all rooms. Loft access. Frosted double glazed window to side. Airing cupboard.

## **BEDROOM ONE 11'5" x 10'5" (3.50 x 3.18)**

Wardrobe with three sliding mirrored doors. Double glazed window to rear. Radiator. Over stair bulk head storage area.

## **BEDROOM TWO 6'9" x 10'3" (2.08 x 3.14)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath, wash hand basin and low level WC. Part tiled walls. Frosted double glazed window to front. Radiator.

## **REAR GARDEN**

Enclosed and laid to patio with wooden fence surround. Gated rear access. Driveway to rear.

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.

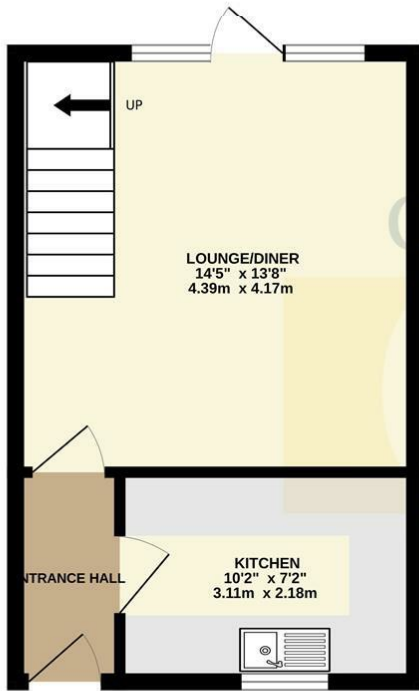
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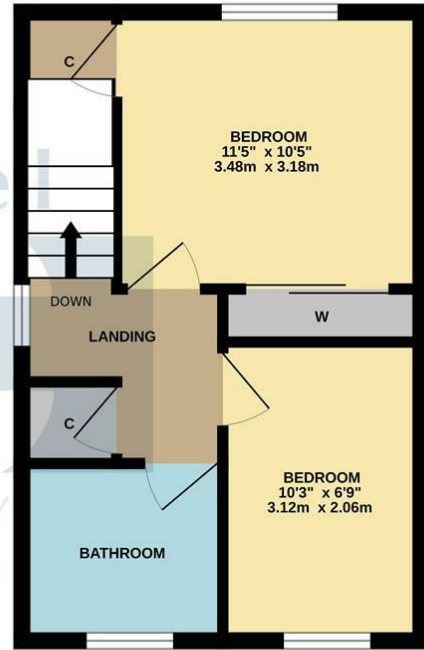
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# Floor Plan

GROUND FLOOR



1ST FLOOR

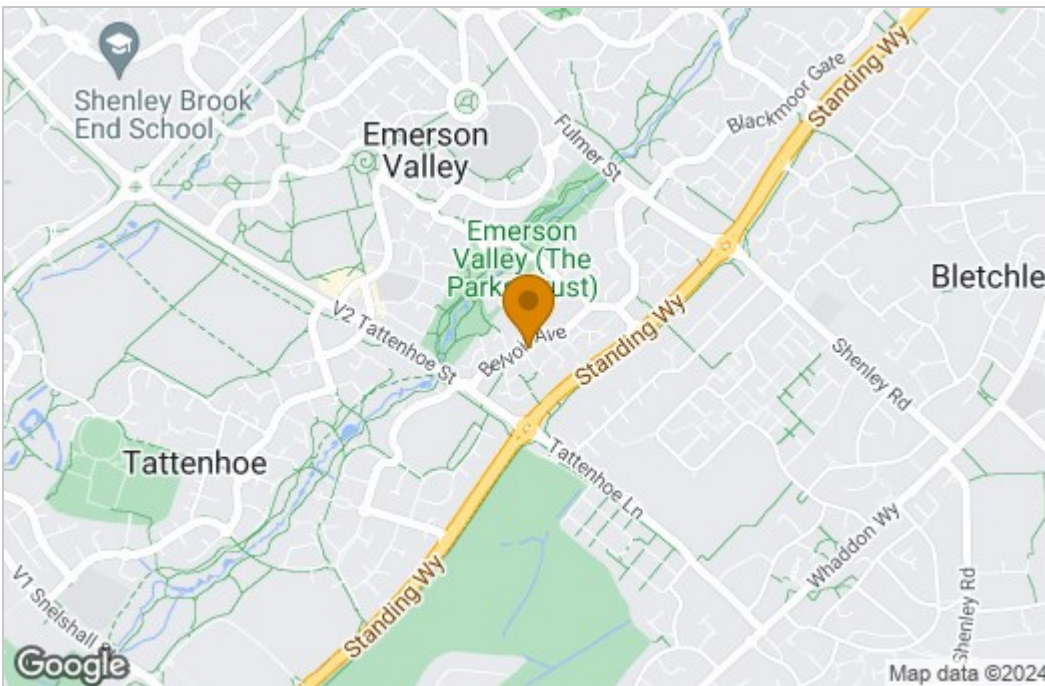


TOTAL FLOOR AREA : 506sq.ft. (47.0 sq.m.) approx.

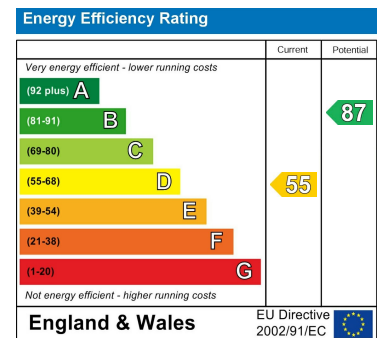
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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