

Cauldwell

PROPERTY SERVICES



24 Byerly Place, Milton Keynes, MK14 7QE

£250,000

CAULDWELL are delighted to offer this two bedroom semi detached property that is offered with no onward chain and located only a very short drive back to the city centre, shopping centre and mainline train station. The property features well proportioned rooms throughout and offers an entrance that leads into the spacious living & dining area with a feature box bay window, fitted kitchen. To the first floor there are two bedrooms and a bathroom with a shower. The property also benefits from a replacement double glazing, enclosed rear garden and allocated parking. Council tax band B. Energy rating C.

Downs Barn area has it's own convenience store and is located approximately 1 mile from Central Milton Keynes, and only a short walk to Campbell park.

ENTRANCE

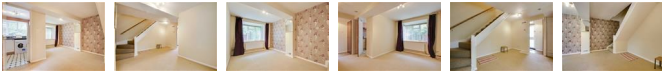
Entrance door. Storage cupboard. Door to lounge/dining room.

FITTED KITCHEN 7'4" x 6'7" (2.24 x 2.01)



Double glazed window to rear aspect. Fitted with a range of wall and base units with work surface incorporating sink with mixer tap.

LOUNGE/DINING ROOM 15'10" x 13'10" (4.83 x 4.22)



Box bay double glazed window to rear aspect. Stairs to first floor. Television point.

FIRST FLOOR LANDING

Access to loft. Door to all rooms.

BEDROOM ONE 12'5" x 8'5" (3.81 x 2.59)



Double glazed window to rear aspect.

BEDROOM TWO 7'10" x 6'7" (2.39 x 2.03)



Double glazed window to rear aspect.

SHOWER ROOM



Frosted double glazed window to rear aspect. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Tiled splash backs. Airing cupboard.

FRONT GARDEN

Path to front. Gated access to rear garden.

REAR GARDEN



An attractive and enclosed rear garden. Mainly laid to lawn. Patio area. Flower and shrub borders.

ALLOCATED PARKING

For two cars.

DRAFT CLAUSE

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.

AGENTS NOTE

The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

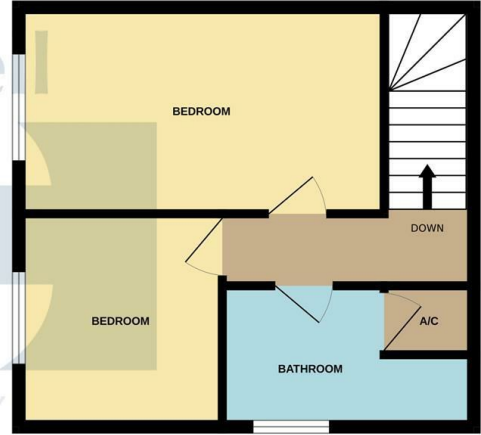
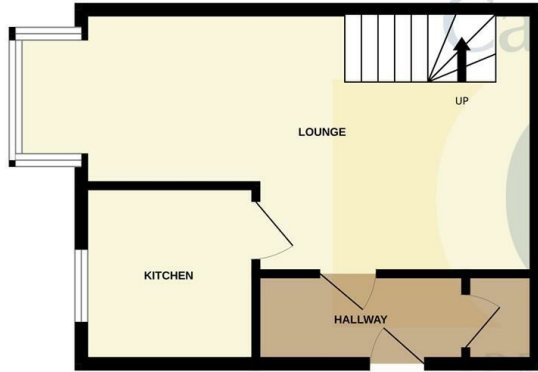
Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

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.

Floor Plan

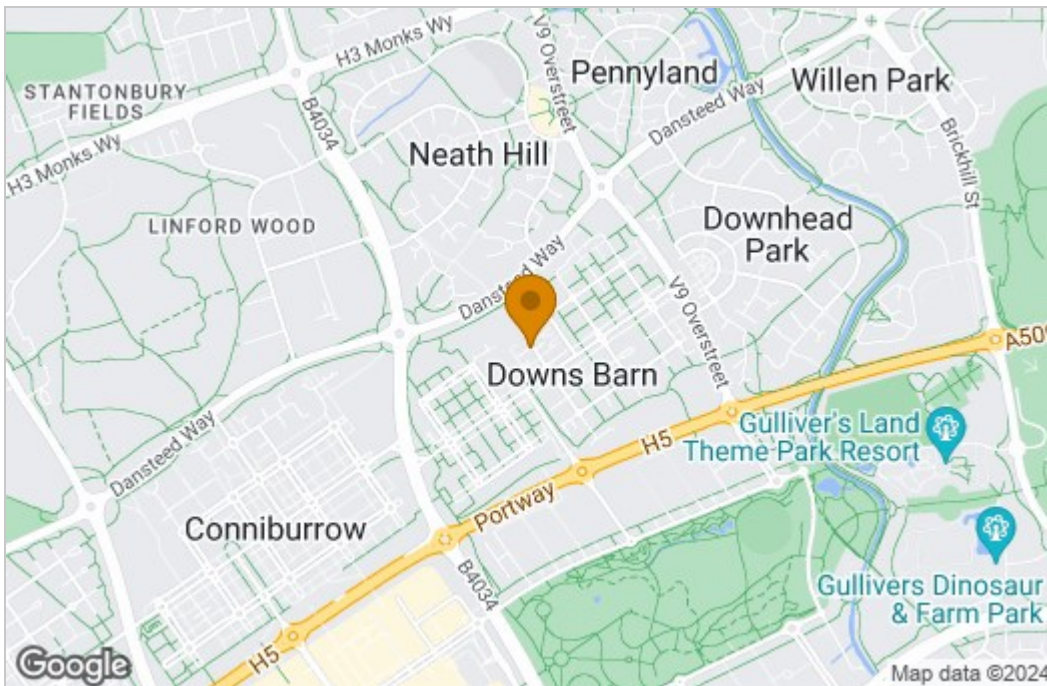
GROUND FLOOR

1ST FLOOR

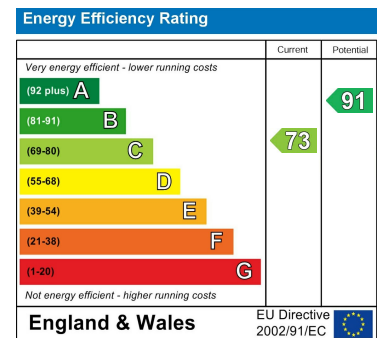


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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