

Cauldwell

PROPERTY SERVICES



5 Beulah Grove, Whitehouse, MK8 1EJ

£320,000

CAULDWELL are delighted to offer for sale this impressive family home, offered for sale within the popular new development Whitehouse, on the affordable home scheme where you pay 85% of the full value, and there is no rent to pay on the remaining 15%. When you sell the property you simply sell at 85% of the market value.

This stunning property boasts a stylish modern kitchen/dining with integrated appliances, enclosed rear garden and driveway for two cars, driveway and an landscaped rear garden. Accommodation briefly comprises; entrance hall, downstairs cloakroom, living room, with French doors to rear garden, kitchen/dining room, first floor, three bedrooms and a family bathroom with a shower. Energy rating: B. Council tax band C.

Whitehouse is a new development on the western flank of Milton Keynes, the area is increasingly popular due to the proximity to the Buckinghamshire countryside and the convenience of city living. Whitehouse Primary and Watling Academy are both highly regarded schools situated within the development, the junction to the A5 is a short drive away as is the popular market town of Stony Stratford.

ENTRANCE HALL



Front entrance door. Stairs to first floor. Understairs storage area. Door to cloakroom. Door to kitchen/diner and living room. Radiator. Skimmed ceiling.

LIVING ROOM 17'1" x 9'11" (5.21 x 3.03)



Double glazed window and double glazed French doors to rear. Understairs storage cupboard. Skimmed ceiling. Two radiators.

KITCHEN/DINER 13'2" x 8'9" (4.03 x 2.69)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in washing machine. Space for American style fridge freezer. Double glazed window to front. Wall mounted boiler inside cupboard surround. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Box bulk head storage cupboard.

BEDROOM ONE 11'9" x 9'8" (3.60 x 2.95)



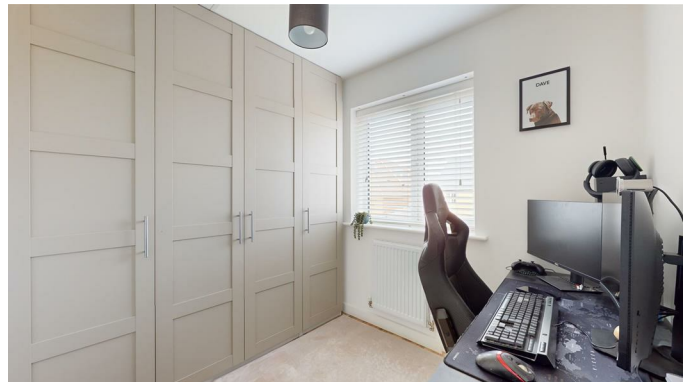
Double glazed window to front. Radiator. Skimmed ceiling. Part boarded loft access with pull down ladder.

BEDROOM TWO 9'8" x 9'8" (2.95 x 2.95)



Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 8'3" x 6'11" (2.53 x 2.12)

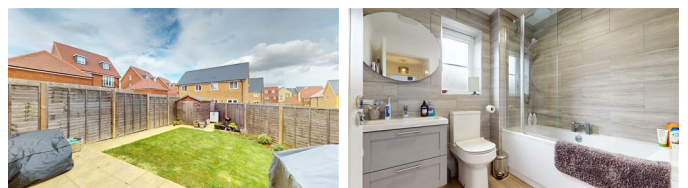


Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Skimmed ceiling. Extractor. Frosted double glazed window to front.

REAR GARDEN



Laid mainly to lawn with patio area. Wooden fence

surround . Gated side access. Garden shed. Outside tap and lighting.

SIDE GARDEN



Hardstanding driveway. Lawned area with hedgerow surround.

COUNCIL TAX BAND

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

CONDITIONS TO BUYERS

To get precise details on the criteria for the affordable home scheme in Milton Keynes, it's best to contact Cauldwell Property Services or the local housing authority or the organization administering the scheme directly. Criteria for affordable housing schemes is as follows:

1. **Income eligibility:** Applicants must meet certain income thresholds to qualify for the scheme. This could vary based on factors like household size and composition. (For this property applicants cannot be earning more than £66,000 pa.)
2. **Residency requirements:** The scheme prioritize applicants who are already residents of the local area or have a connection to the community.
3. **First-time buyer status:** Requires applicants to be first-time buyers.
4. **Affordability assessment:** Applicants may undergo an affordability assessment to determine their ability to afford homeownership, including mortgage payments and other associated costs.

Contacting the relevant housing authority or organization administering the Beulah scheme will provide you with the most accurate and up-to-date information regarding eligibility criteria and the application process.

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.

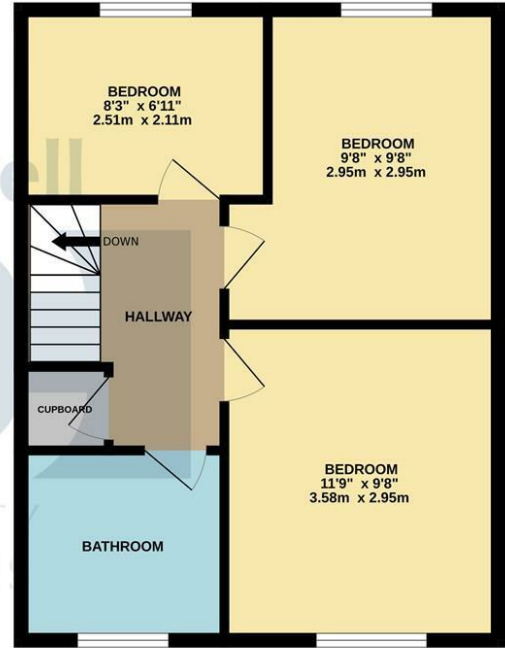
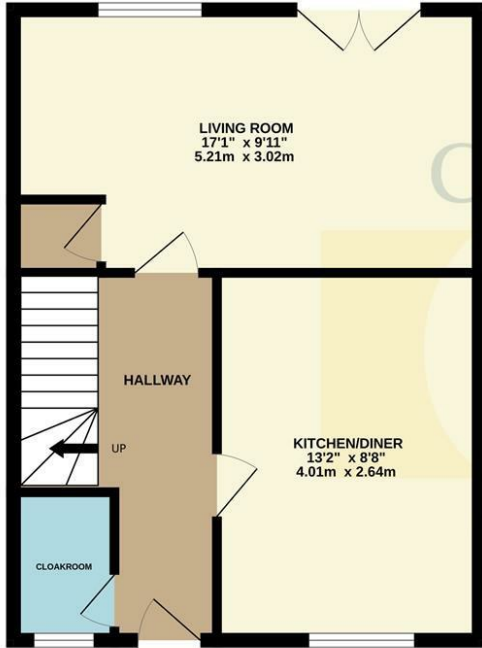
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 818sq.ft. (76.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

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.