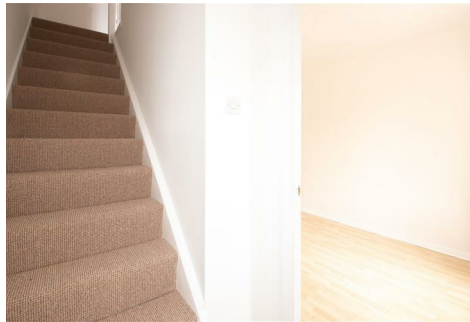




# Cauldwell

PROPERTY SERVICES



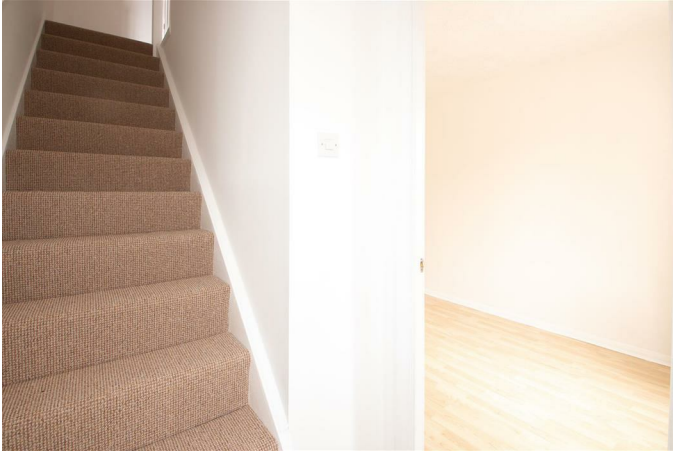
## 16 Wymondham, Milton Keynes, MK10 9EQ Offers Over £260,000

Welcome to this modern two bedroom house located in the popular area of Monkston. This delightful property boasts a cosy reception room, perfect for relaxing after a long day, a kitchen dining room. two double bedrooms, there is ample space for a small family or guests. The recently refitted family bathroom adds a touch of modern elegance to this beautiful home.

Outside there is allocated parking for two cars and an enclosed rear garden. Council tax band B. Energy rating D.

Monkston is ideally located east side of Milton Keynes, within a short distance to the Kingston Shopping centre. The Shopping centre has an array of shops such as: Tesco superstore, home sense, Costa, Smash Burger, Nando's, Boots and many more, Gym facilities are also close by. This area is also located within a short distance from the junction 13 M1 motorway and Central Milton Keynes.

## ENTRANCE



Entrance through front door into entrance hall. Stairs leading to first floor. Door to living room. Radiator.

## LIVING ROOM



Window to the front. Door to kitchen dining room. Under stair storage cupboard. Radiator.

## KITCHEN/DINING AREA



Window to the rear. Door leading to rear garden. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with stainless steel mixer tap. Four ring gas hob with integrated oven and extractor over. Plumbing for washing machine, space for fridge freezer, and wall mounted boiler. Splash back tiles. Radiator.

## FIRST FLOOR LANDING



Doors to all rooms.

## BEDROOM ONE



Window to the rear. Storage cupboard.

## BEDROOM TWO



Double glazed window to the front. Radiator.

## BATHROOM



Three piece suite. Panelled bath with wall mounted shower and glass shower screen. Low level wc, wash hand basin with mixer tap. Tiled walls.

## REAR GARDEN



Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence panel surround.

## FRONT

Off road parking available.

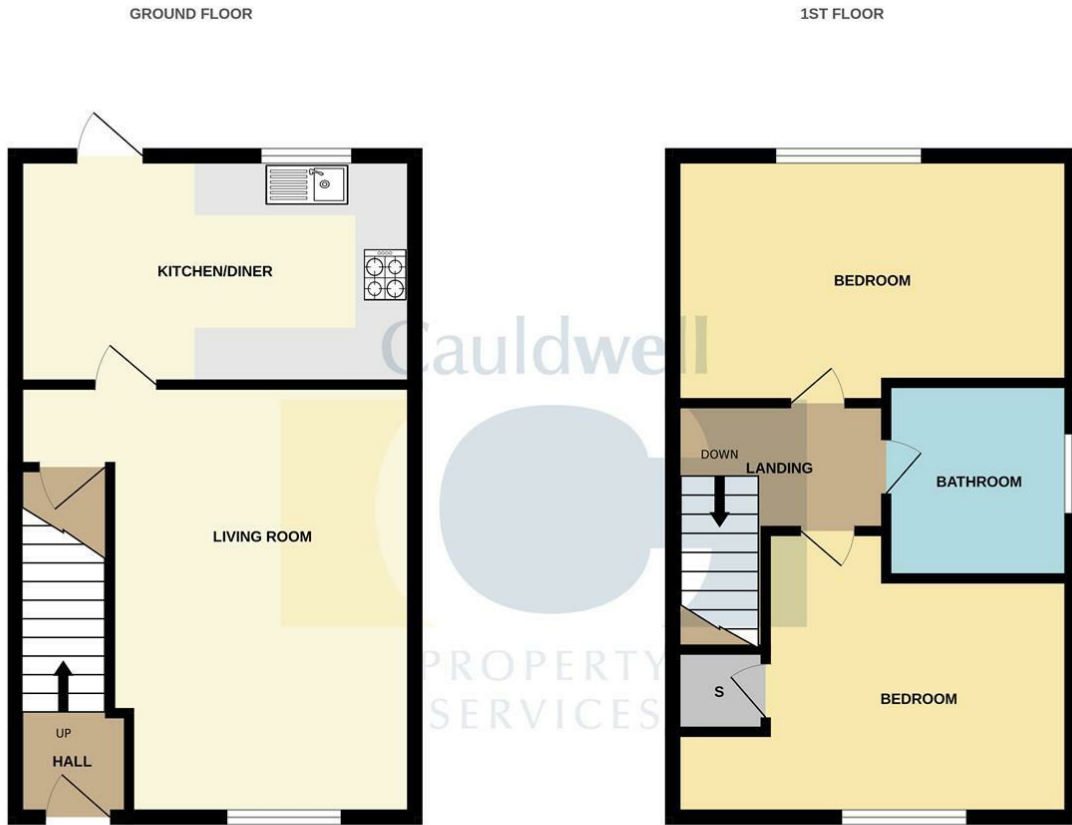
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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

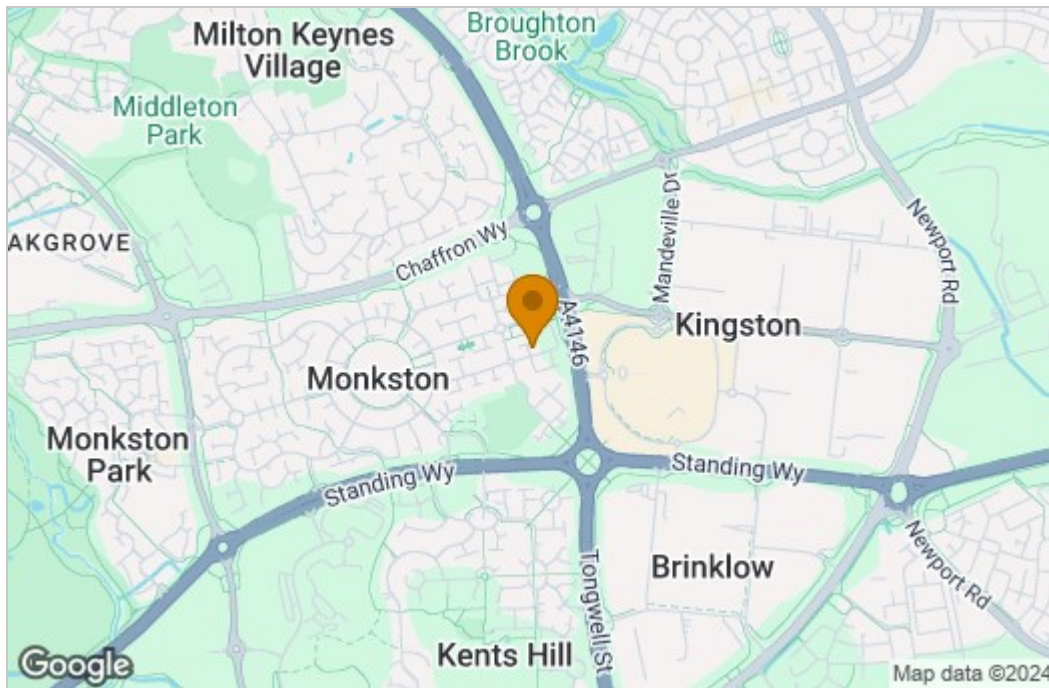
# Floor Plan



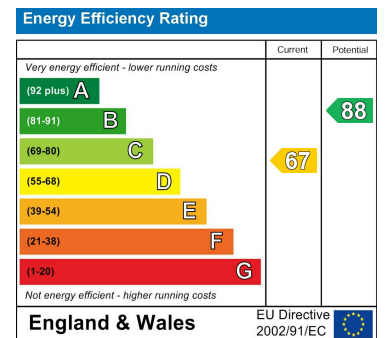
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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