



Cauldwell

PROPERTY SERVICES



1 Pershore Croft, Milton Keynes, MK10 9DQ

£330,000

Positioned overlooking a small green in the highly sought after area of Monkston, offered to the market with no onward chain and ready to move into, this three storey home offers a versatile layout including three double bedrooms, a spacious living & dining room, a kitchen diner, cloakroom and family bathroom. Outside there is a part walled rear garden, driveway parking and a garage which a lot of people convert into more living space due to the layout of the property.

Energy rating: D
Council tax band: D

ENTRANCE HALL

Double glazed door to front. Store cupboard. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising wash hand basin and close coupled wc. Radiator.

BEDROOM THREE 14'11" x 8'5" (4.55 x 2.57)

Double glazed window and double glazed patio doors to rear. Radiator.

FIRST FLOOR LANDING

Radiator. Stairs to second floor landing.

KITCHEN/DINING ROOM 14'11" x 8'8" (4.55 x 2.65)

Two double glazed windows to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, four ring hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Radiator. Central heating boiler.

LIVING ROOM 17'11" x 14'11" (5.48 x 4.55)

Two double glazed windows to front. Two radiators. Television point. Telephone point.

SECOND FLOOR LANDING

Access to loft space. Airing cupboard. Storage cupboard.

BEDROOM ONE 14'10" x 10'11" max (4.54 x 3.33 max)

Two double glazed windows to front. Two radiators.

BEDROOM TWO 15'0" x 8'10" max (4.58 x 2.7 max)

Two double glazed windows to rear. Two radiators.

BATHROOM

Three piece suite comprising bath with mixer tap and electric shower over, wash hand basin and close coupled wc. Radiator. Extractor fan.

FRONT GARDEN

Small garden area alongside the driveway leading to garage.

GARAGE

Up and over door to front.

REAR GARDEN

A small patio area and lawn with gated access to rear. Walled to one side.

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

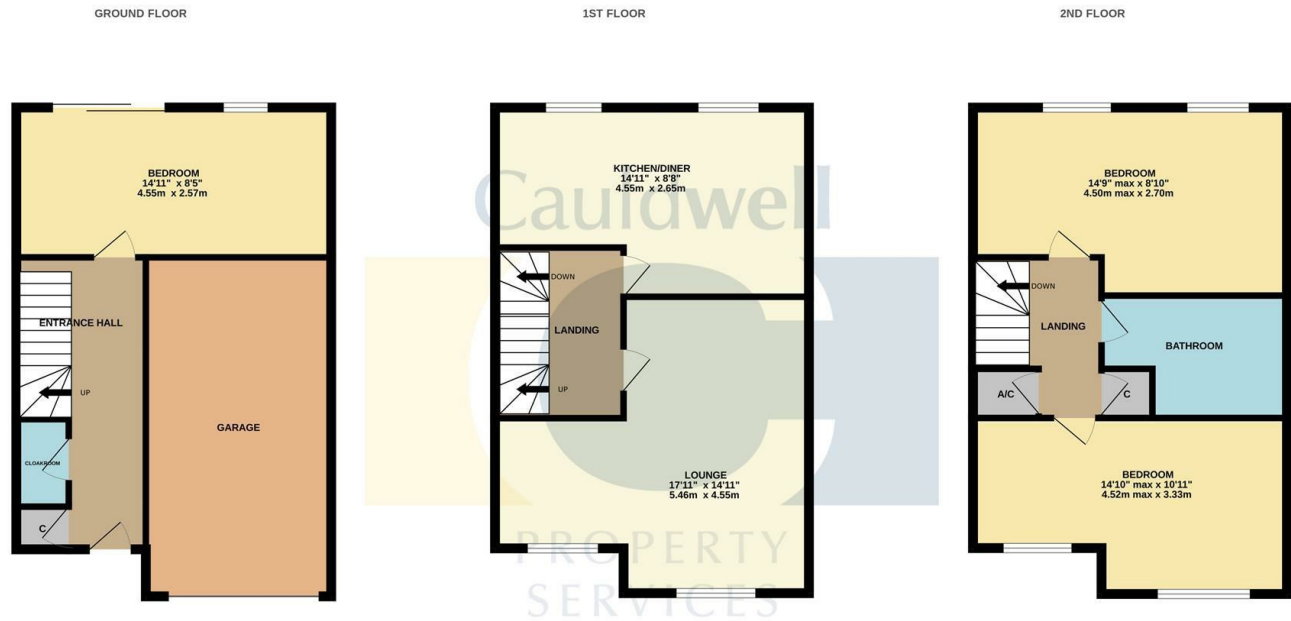
as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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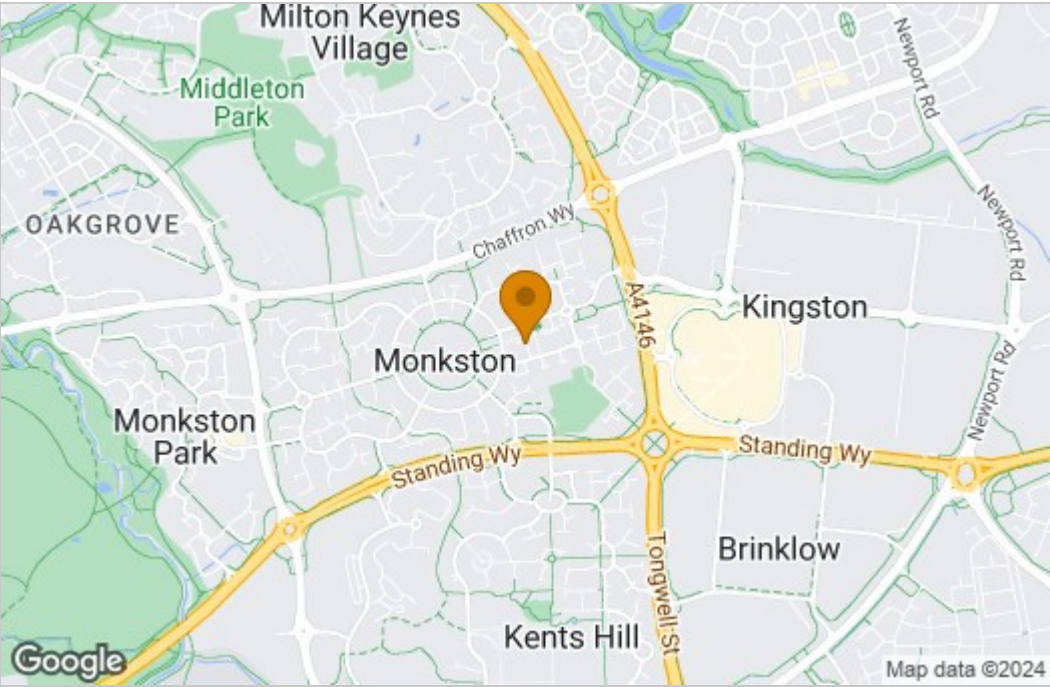
Floor Plan



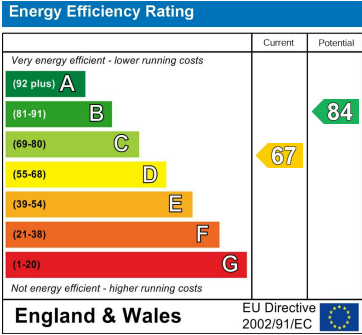
TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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