



# Cauldwell

PROPERTY SERVICES



## 3 Blatherwick Court, Milton Keynes, MK5 6ED

**£249,995**

Offered to the market with no onward chain and offering a large garden, driveway parking, two first floor bedrooms, a modern kitchen diner & bathroom and a dual aspect living room. The property also benefits from gas central heating, double glazing and built in storage space. The property is situated walking distance to shops and schools, offering some of the most sought after schools in Milton Keynes. Central Milton Keynes and the mainline train station is just a 5 minute drive away.

Council tax band: B  
Energy rating: C

## **ENTRANCE**

Double glazed door to living room.

## **LIVING ROOM**

Double glazed window to front and side. Radiator. Television point. Storage cupboard.

## **KITCHEN**

Fitted with a range of wall and base units with worksurfaces incorporating electric oven and gas hob with extractor over. Double glazed window to front. Space for fridge freezer. Plumbing for washing machine. Breakfast bar seating area. Wall mounted combination boiler.

## **FIRST FLOOR LANDING**

Stairs from living room. Radiator. Access to loft space.

## **BEDROOM ONE**

Double glazed windows to front and side. Radiator. Built in wardrobe.

## **BEDROOM TWO**

Double glazed window to front. Built in storage cupboard. Radiator.

## **BATHROOM**

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

## **OUTSIDE**

Driveway parking for one car.

## **GARDEN**

Laid to lawn with patio area. Timber shed. Path to front.

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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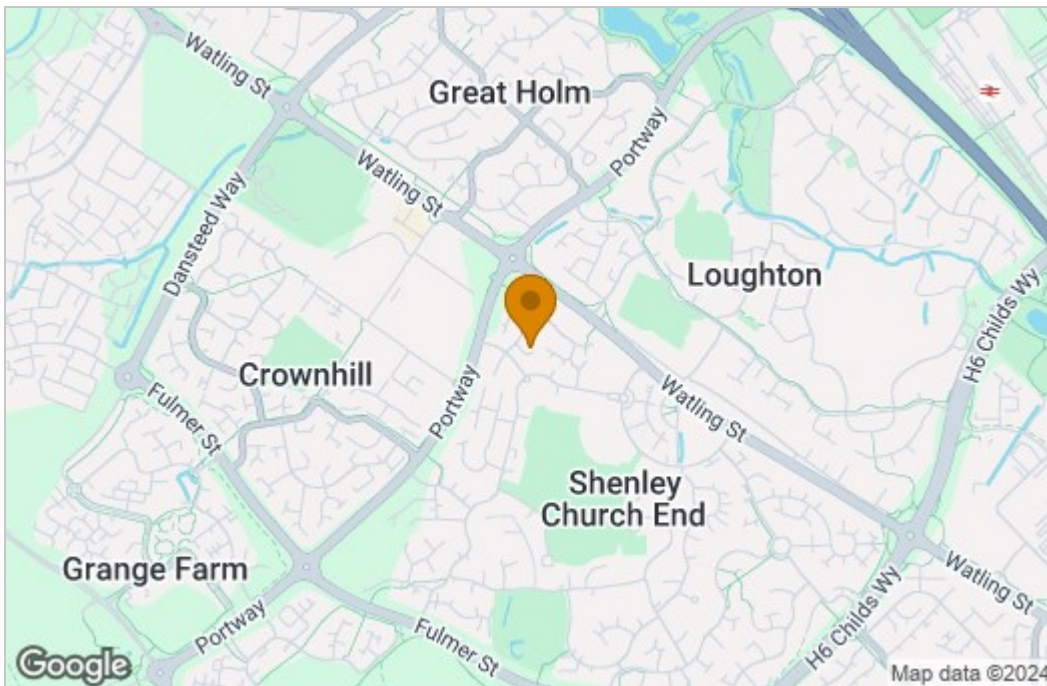
# Floor Plan



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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			89
(81-91) B			
(69-80) C		70	
(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	

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