

Cauldwell

PROPERTY SERVICES



31 Ellesborough Grove, Milton Keynes, MK8 8NP

£299,995

**** BE FIRST TO THE TEE !! **** Imagine a beautiful three bedroom home, offering breathtaking views over a Golf Course. This three bedroom end of terrace home set at the end of a cul-de-sac offers just that, with views directly over the 11th hole at Abbey Hill Golf Course. Stepping inside, you enter an entrance hallway which leads into a spacious and light-filled living room with French doors to the rear garden and a modern fitted kitchen. To the first floor there are three well proportioned bedrooms and a refitted family bathroom. Outside there are front and rear gardens with parking for two cars. This welcoming home is available with no upward chain. Energy Rating: D. Council tax band C.

Two Mile Ash has a local centre with a convenience store, Post Office and a fish and chip shop. The area is very popular with families as the primary and secondary schools are both Ofsted rated 'Outstanding', it is also approximately 2 miles from Milton Keynes Railway station. Abbey Hill Golf Course is only a short car journey away.

ENTRANCE HALL



Stairs to first floor. Door to lounge/dining room and kitchen.

KITCHEN



Double glazed window to front aspect. and side aspect. Fitted with a range of wall and base units with worksurface incorporating a stainless steel sink with mixer tap. Fitted oven and hob with extractor fan. Space for fridge/freezer. Plumbing for washing machine. Wall mounted boiler, replaced 2020. Tiled splash back.

LOUNGE/DINING ROOM



Double glazed window to rear aspect. French doors to rear garden. Radiator. Storage cupboard.

FIRST FLOOR LANDING



Doors to all rooms. Loft access.

BEDROOM ONE



Double glazed window to rear aspect and side aspect. Radiator

BEDROOM TWO



Double glazed window to front aspect. Radiator

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM



Frosted double glazed windows to rear aspect. Three piece suite comprising paneled bath with shower and shower screen. Low level wc and a wash hand basin. Tiled splash back.

FRONT GARDEN

Off road parking for two cars. Partly laid to lawn

REAR GARDEN



Enclosed. Patio area with decorative stones. Flower and shrub borders.

COUNCIL TAX BAND

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

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.

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

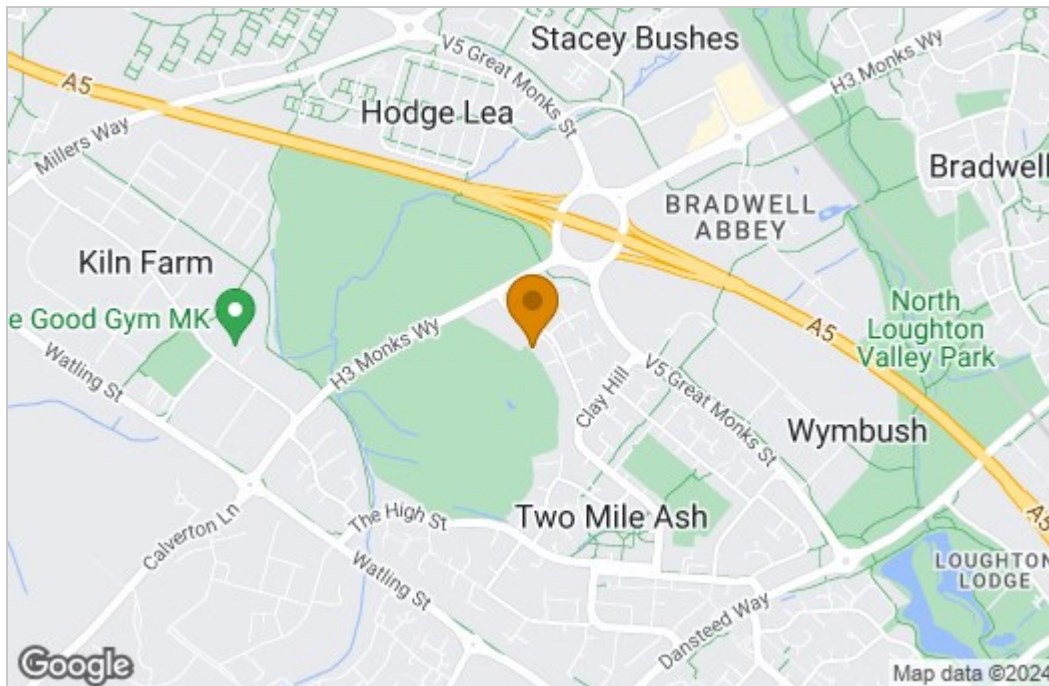


TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

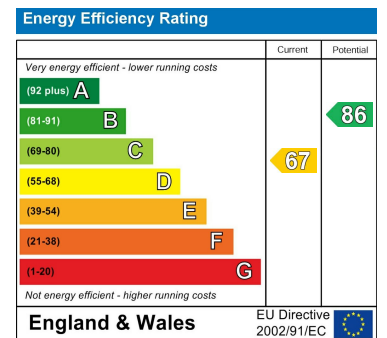
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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