



# Cauldwell

PROPERTY SERVICES



## **7 Serles Close, Milton Keynes, MK6 5HB**

**£269,995**

Cauldwell are pleased to offer for sale a two bedroom semi detached with a substantial driveway, situated on a generous size plot with scope to extend (s/t/p/p). The property is ideally located just minutes from Central Milton Keynes, Milton Keynes University Hospital and only 2.5 miles from MK train station. The accommodation briefly comprises; entrance, lounge, kitchen, first floor, two bedrooms and a refitted family bathroom. Outside there is a driveway and a generous size rear garden. Energy rating C. Council tax band B.

## ENTRANCE PORCH

Door to living room. Double glazed window to front. Tiled flooring.

## LIVING ROOM 13'10" x 12'2" (4.24 x 3.72)



Opening to kitchen. Radiator. Double glazed window to front. Coving to skimmed ceiling. Stairs to first floor.

## KITCHEN 12'2" x 7'0" (3.73 x 2.14)



Understairs storage cupboard. Fitted with a range of wall and base units with roll top worksurfaces incorporating a sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Space for tumble dryer. Heated towel rail. Space for fridge freezer. Double glazed window to rear and double glazed door to rear. Skimmed ceiling.

## FIRST FLOOR LANDING

Doors to all rooms. Access to loft with pull down ladder.

## BEDROOM ONE 12'1" x 8'3" (3.70 x 2.52)



Double glazed window to front. Radiator. Coving to skimmed ceiling.

## BEDROOM TWO 9'10", 232'11" x 7'0" (3,71 x 2.15)



Double glazed window to rear. Radiator. Coving to skimmed ceiling.

## BATHROOM



Re-fitted suite comprising shower bath with shower attachment, low level wc and wash hand basin. Tiled walls and flooring. Skimmed ceiling. Inset lighting. Frosted double glazed window to side.

## REAR GARDEN



Enclosed and laid to lawn with block paved patio area. Outside light and tap. Wooden fence surround. Gated side access.

## FRONT GARDEN

Shingle driveway with parking for several vehicles. Lawned garden with privet hedge surround.

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

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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.

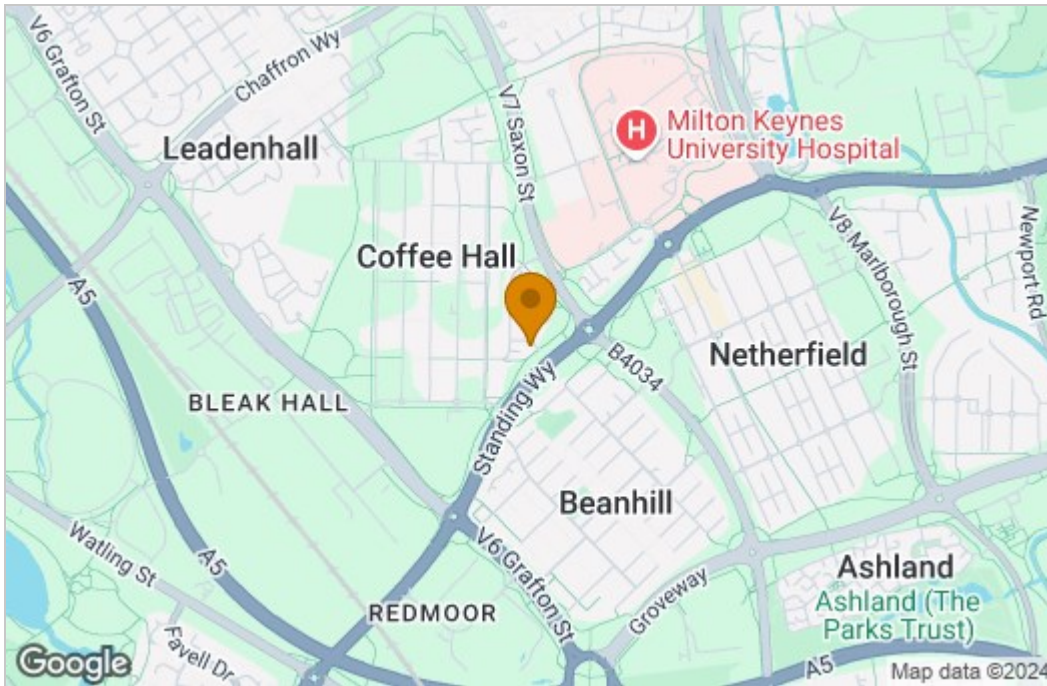
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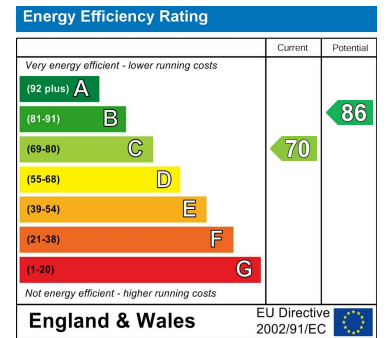
# Floor Plan



# Area Map



# Energy Efficiency Graph



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