

Cauldwell

PROPERTY SERVICES



264 Church Street, Milton Keynes, MK12 5JU

£160,000

This contemporary three-bedroom terraced home, situated in the Wolverton area of Milton Keynes, is available for sale under a 50% shared ownership scheme, offering an ideal opportunity for first-time buyers or those looking to step onto the property ladder.

The ground floor welcomes you with a bright and inviting bay-fronted living room, perfect for relaxation. The spacious kitchen-dining room offers ample space for cooking and entertaining, while the rear lobby provides access to the cloakroom and leads to the well-maintained enclosed rear garden, ideal for outdoor activities. The entrance hall completes the downstairs layout.

Upstairs, you'll find three generously sized bedrooms, each offering plenty of natural light and space for furnishings. The family bathroom is also located on this floor, designed for both functionality and comfort.

Externally, the property benefits from a small front garden area, an enclosed rear garden for added privacy, and allocated parking.

With a complete upper chain, this property is ready to welcome its new owners. Wolverton's excellent local amenities and transport links, combined with the modern design and prime location, make this an unmissable opportunity.

ENTRANCE HALL

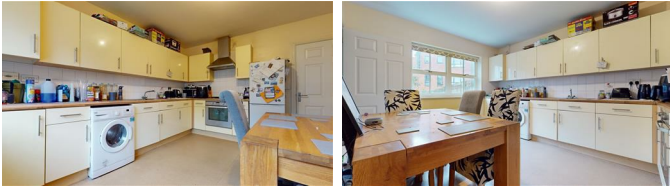
Double glazed door to front. Stairs to first floor landing. Radiator. Door to living room.

LIVING ROOM 13'8" x 11'8" (4.18 x 3.56)



Double glazed bay window to front. Two radiators. Television point. Telephone point. Door to kitchen/diner.

KITCHEN/DINING ROOM 13'4" x 10'8" (4.08 x 3.27)



Double glazed windows to rear. Fitted wall and base units with worksurfaces. Stainless steel sink drainer unit. Electric oven, gas hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Wall mounted central heating boiler. Radiator. Understairs storage cupboard. Door to rear lobby.

REAR LOBBY

Double glazed door to rear. Radiator. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Airing cupboard.

BEDROOM ONE 15'5" x 8'3" (4.70 x 2.54)

Double glazed window to rear. Radiator.

BEDROOM TWO 13'10" x 8'3" (4.22 x 2.53)

Double glazed sash window to front. Radiator.

BEDROOM THREE 10'9" x 6'11" (3.28 x 2.11)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure sash window to front. Three piece suite comprising bath with electric shower and fitted screen, wash hand basin and close coupled wc. Electric shaver point. Extractor fan. Radiator.

OUTSIDE

Residents car park to rear with one allocated space. Shingle stone area to front.

REAR GARDEN



Mainly laid to lawn. Gated access to rear.

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

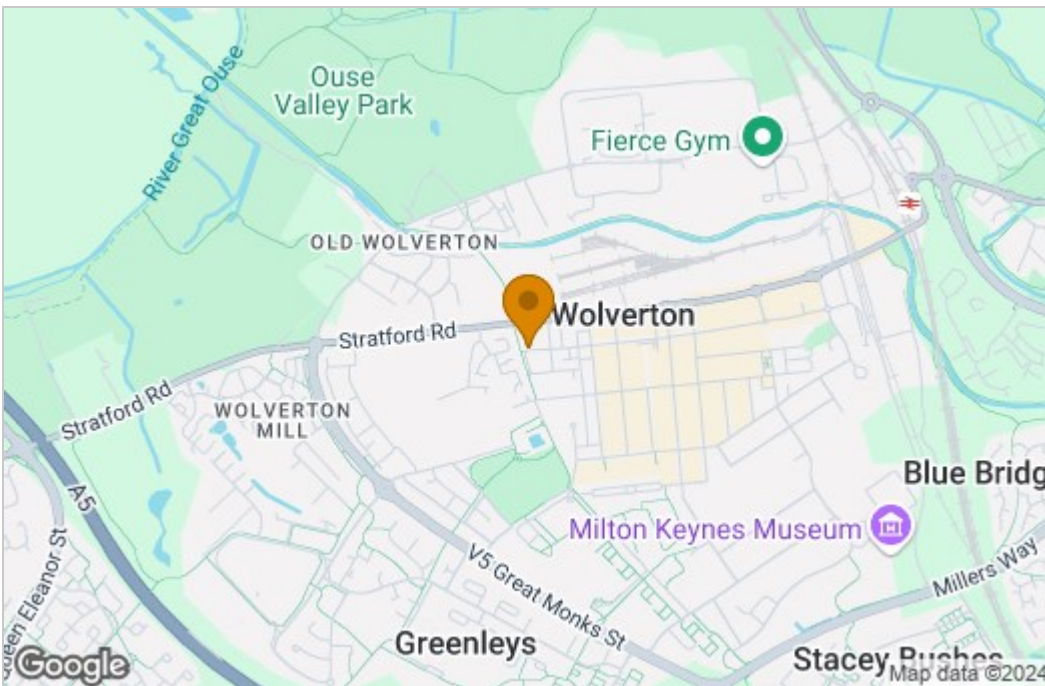
GROUND FLOOR

1ST FLOOR



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