

# Cauldwell

PROPERTY SERVICES



## 2 Farnham Court, Milton Keynes, MK8 9DY

### Offers Over £298,500

Offered for sale with no onward chain, this spacious semi detached home is situated less than 2 miles from central Milton Keynes and the mainline train station. The property boasts replacement double glazed doors and windows, single garage and gardens to side, front and rear. This wonderful home briefly comprises; entrance hall, fitted kitchen and lounge/dining room. Upstairs there are two double bedrooms and a bathroom with a shower. There is also a driveway and a garage.

Great Holm is a sought after location situated in the west of Milton Keynes and just 1.3 miles from CMK station. The property benefits from Lodge Lake being on it's doorstep, this leads onto North Loughton Valley park and offers some lovely walks. The area also has a Chinese Restaurant that over looks the lake, doctors, pharmacy and local shop. The local schools are Holmwood Primary School, Two Mile Ash Middle School & Denbigh Secondary School all rated as either good or outstanding by Ofsted.

Energy rating D.  
Council tax band B.

## **ENTRANCE HALL**

Front entrance door. Double glazed window to front. Stairs to first floor. Understairs storage cupboard. Arch leading to kitchen. Tiled flooring. Radiator.

## **KITCHEN 7'1" x 8'7" (2.17 x 2.64)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Washing machine, fridge /freezer and freestanding cooker to remain. Splash back tiling. Wall mounted boiler. Double glazed window to front.

## **LOUNGE/DINING ROOM 12'5" x 13'6" max (3.81 x 4.13 max)**

Two radiators. Double glazed door to rear. Double glazed window to rear. Coving to textured ceiling.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms.

## **MASTER BEDROOM 13'6" x 8'7" (4.13 x 2.64)**

Box bay double glazed window to rear. Radiator. Coving to textured ceiling. Three door wardrobe.

## **BEDROOM TWO 9'11" x 7'3" max (3.04 x 2.23 max)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with cupboard surround. Splash back tiling. Frosted double glazed window to side.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with patio area. Brick and wooden fence surround. Gated access.

## **FRONT GARDEN**

Laid to gravel. Storm porch over front door. Garden to side with graveled driveway.

## **SINGLE GARAGE**

Up and over door. Gravelled driveway.

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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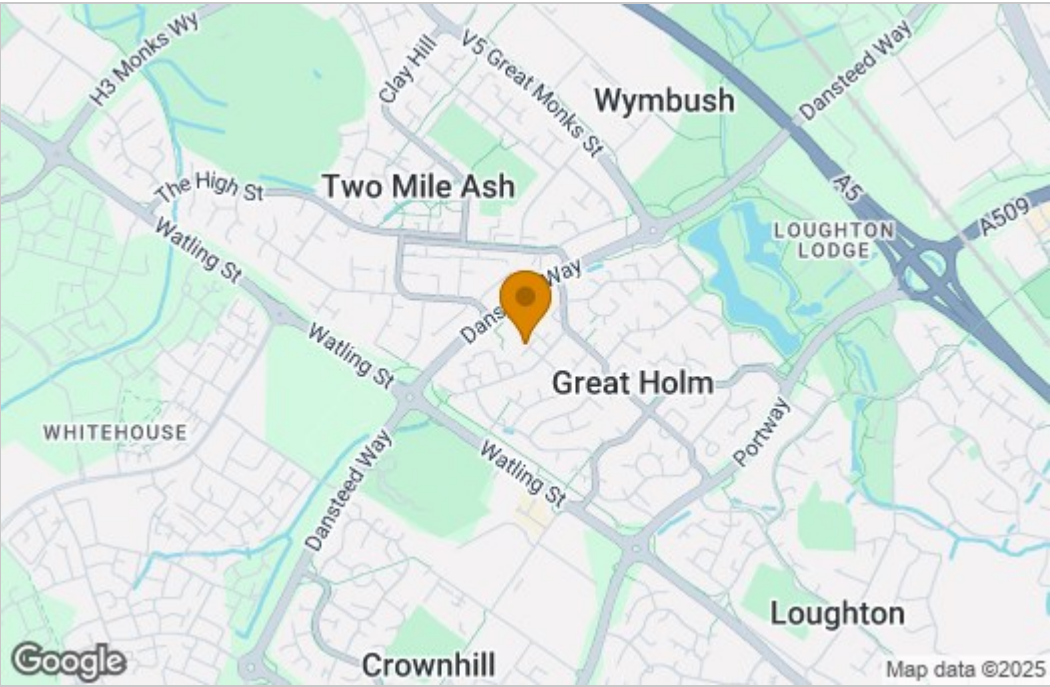
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Floor Plan

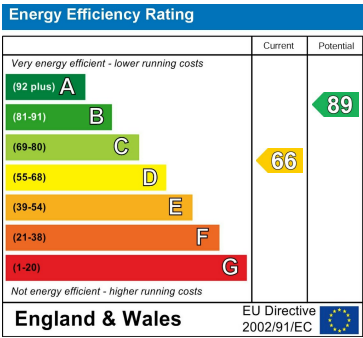


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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