

# Cauldwell

PROPERTY SERVICES



## 11 St. Anthonys Place, Milton Keynes, MK4 3AZ

### Offers Over £260,000

Two-Bedroom Home in Tattenhoe – No Upper Chain

Cauldwell Property Services are pleased to offer this well-presented two-bedroom home in the sought-after Tattenhoe, available with no upper chain.

The property features a welcoming entrance hall, leading to a well-equipped kitchen, a bright and spacious lounge dining room—ideal for entertaining or family meals.

Upstairs, there are two generous double bedrooms and a family bathroom, providing comfortable living space for first-time buyers or investors.

Externally, the home benefits from a driveway to the front, offering convenient off-road parking, and a rear garden, perfect for outdoor relaxation.

Situated in a popular location with excellent local amenities and transport links, this property is an excellent opportunity. Early viewing is highly recommended!

Council tax band: C  
Energy rating: D

## **ENTRANCE HALL**

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

## **KITCHEN 8'11" x 5'8" (2.74 x 1.74)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Built in oven, four ring hob and extractor. Space for fridge freezer. Plumbing for washing machine. Concealed wall mounted boiler. Slash back tiling. Radiator.

## **LOUNGE/DINING ROOM 11'10" x 15'3" (3.63 x 4.66)**

Understairs storage cupboard. Sliding double glazed door to rear. Radiator. Understairs storage cupboard.

## **FIRST FLOOR LANDING**

Doors to all rooms. Access to loft.

## **BEDROOM ONE 9'8" x 9'7" (2.97 x 2.94)**

Built in cupboard. Double door built in wardrobe. Double glazed window to front. Radiator.

## **BEDROOM TWO 8'3" x 8'7" (2.53 x 2.62)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Shaver point. Extractor. Part tiled walls. Radiator.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Outside tap. Gated rear access.

## **FRONT GARDEN**

Block paved 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.

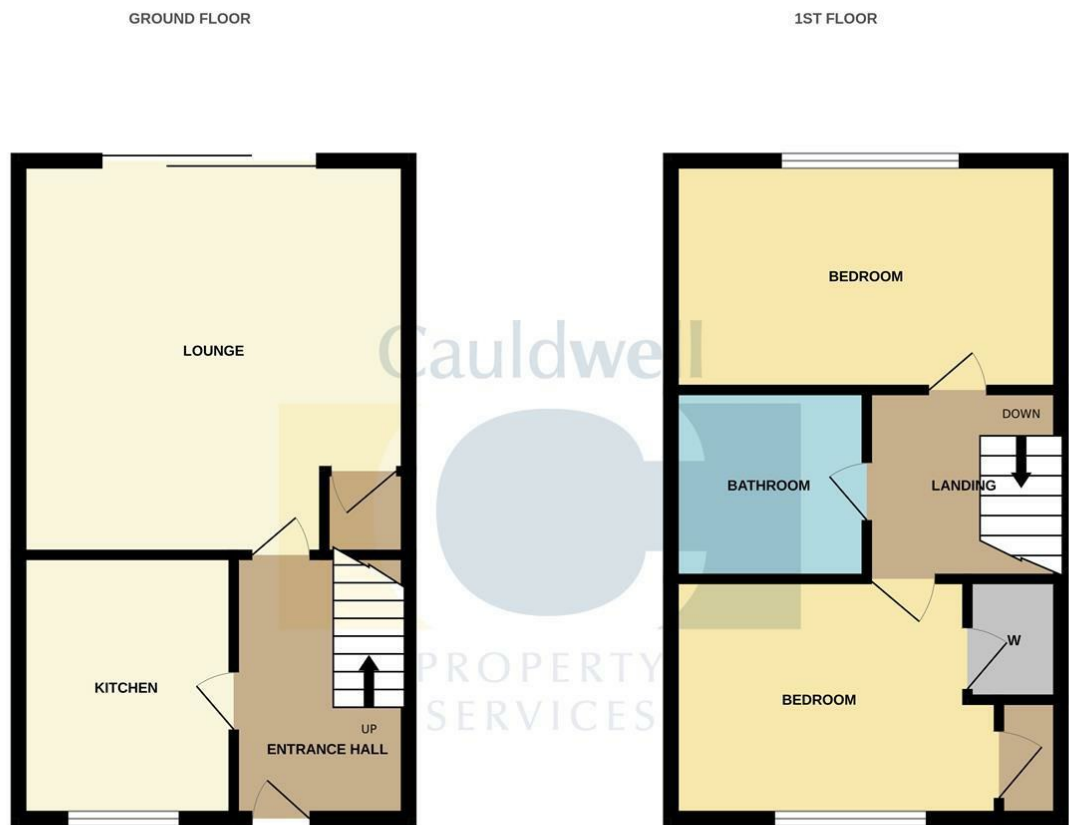
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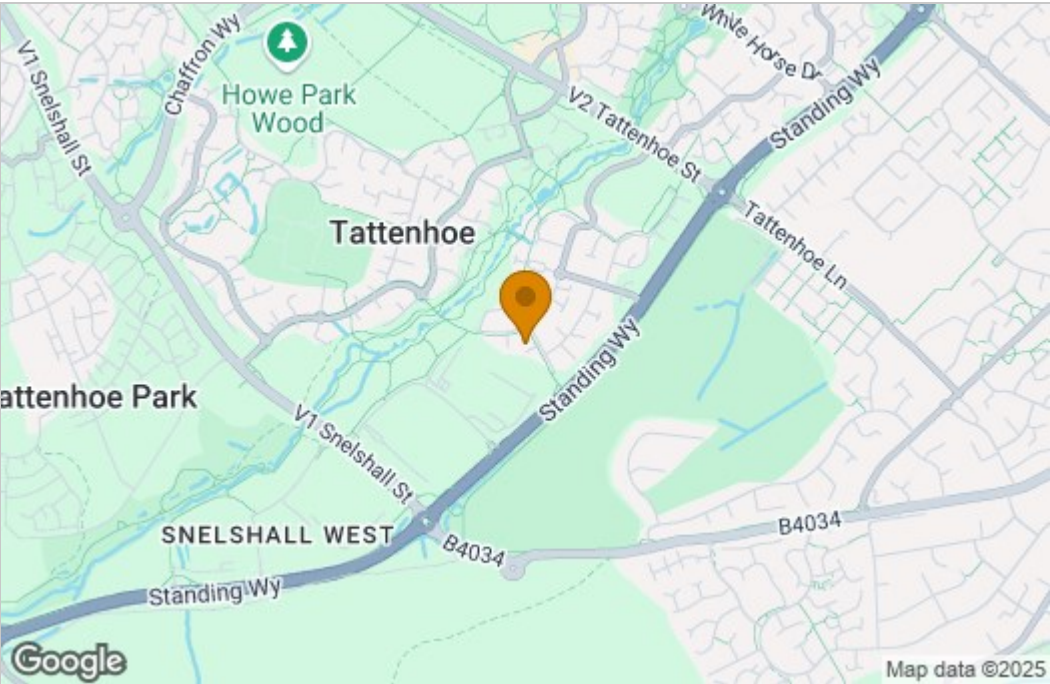


Floor Plan

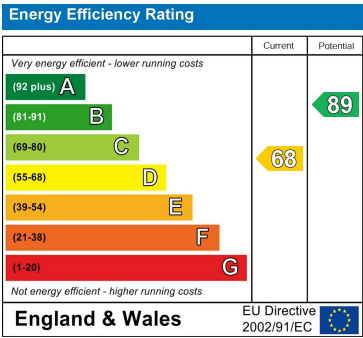


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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