Cauldwell

PROPERTY SERVICES

14 Maldives Terrace, Milton Keynes, MK3 5GT

Offers Over £285,000

CAULDWELL are delighted to offer to offer for sale this well presented two double bedroom semi detached property, situated in the sought after location of Newton Leys which benefits from being in CLOSE PROXIMITY TO WILLOW LAKE and LOCAL AMENITIES. This wonderful property briefly comprises; DOWNSTAIRS CLOAKROOM, kitchen with integrated appliances and an open plan lounge/dining room with French doors leading to the rear garden. On the first floor there are two double bedrooms, EN-SUITE TO PRINCIPLE BEDROOM and bathroom with a shower. Outside there are front and rear gardens with driveway. This welcoming home is available with no upward chain. Council tax band C. Energy Rating: B

Situated within the popular modern development of Newton Leys it is within close proximity to local shops and amenities with excellent road links to the A5 and the A4146 bypass towards Leighton Buzzard and Aylesbury. The property makes an ideal family home and falls under the Royal Latin Grammar school in Buckingham as well as being accessible distance to a few of the other Bucks grammar schools.

Council tax band: C
Energy rating: C

ENTRANCE
Entrance through front door into entrance hall. Door through to downstairs cloakroom. Storage cupboard which houses boiler. Opening through to open plan living space.

CLOAKROOM
Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tile. Frosted double glazed window to the front. Radiator.

OPEN PLAN LIVING SPACE
Measurements include stairs leading to first floor. Double glazed French door and double glazed windows to either side to the rear. Double panelled radiator. Kitchen area is fitted with a range of wall and base units. Work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in oven, four ring hob with extractor over. Space for fridge freezer. built in dishwasher. Double door cupboard houses with plumbing for washing machine. Splash back tiles. Extractor.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Loft access.

BEDROOM ONE 10'2" x 9'8" (3.12 x 2.97)
Double glazed window to the rear. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece ensuite. Tiled shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile, Radiator. Skimmed ceiling. Extractor.

BEDROOM TWO 8'3" x 10'11" (2.53 x 3.35)
Two double glazed windows to the front. Double door built in cupboard. Radiator.

FAMILY BATHROOM
Three piece suite. Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap and splash back tile. Radiator. Skimmed ceiling.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Patio area. Gated side access. Shed.

SIDE
Hard standing driveway and parking for several vehicles.

FRONT
Storm porch. Path leading to front door.

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.

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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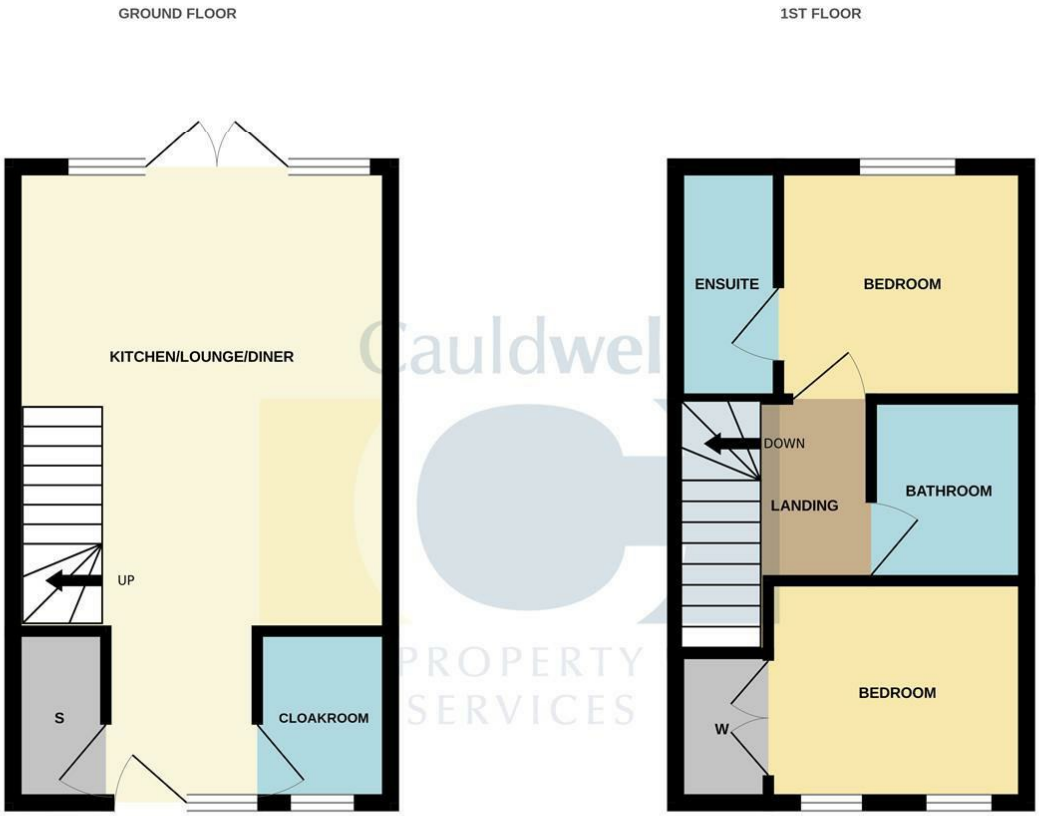
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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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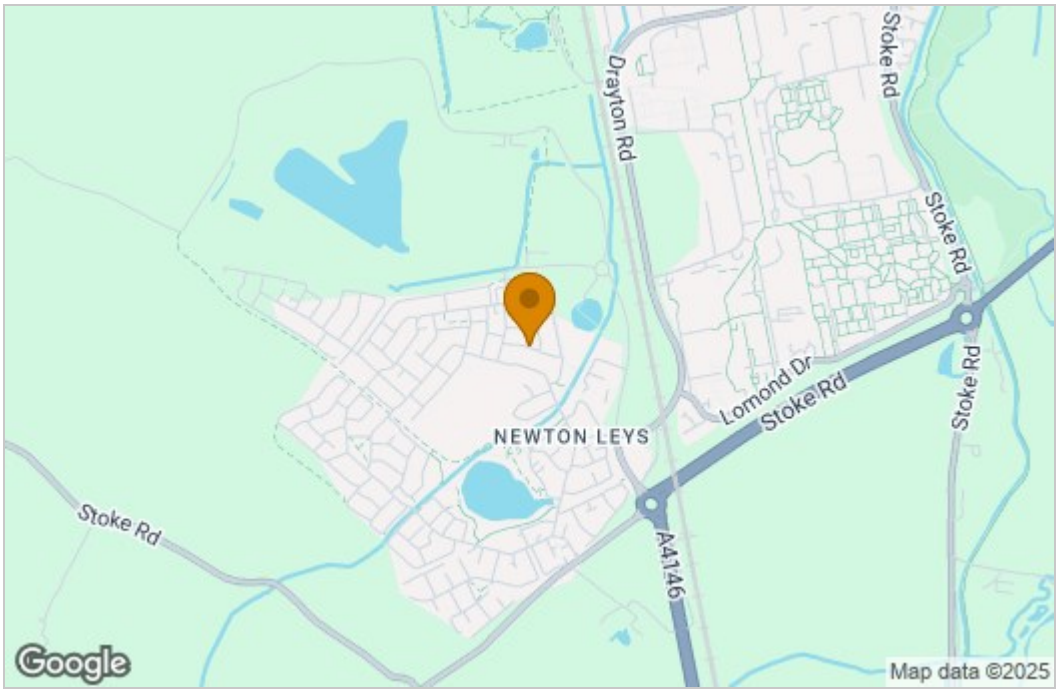
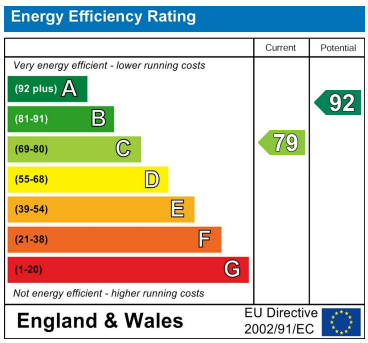
Area Map



Energy Efficiency Graph



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