Cauldwell

PROPERTY SERVICES









16 Runford Court, Milton Keynes, MK5 7BB

£345,000

Cauldwell Property Services are delighted to offer for sale this well-presented three bedroom detached home, situated within a highly desirable location. The property offers versatile living accommodation and benefits from a refitted kitchen/dining room and generous gardens.

The accommodation briefly comprises: entrance hall, lounge, refitted kitchen/dining room, three bedrooms, two-piece family bathroom, and a separate upstairs WC. Externally, there are spacious front and rear gardens along with a driveway providing off-road parking for two cars.

Council tax band: C
Energy rating: C

ENTRANCE HALL
Entrance door. Door to kitchen/dining room. Door to living room. Understairs storage cupboard. Radiator.

LIVING ROOM 17'9" x 9'9" (5.42 x 2.99)
Dual aspect room with double glazed window to front and rear and double glazed door to rear. Two radiators. Door to inner hall way.

KITCHEN/DINING ROOM 17'8" x 9'0" (5.41 x 2.75)
Double glazed window to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Built in oven. four ring hob and extractor fan. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Radiator. Door to hallway and inner hall way.

INNER HALL WAY
Double glazed door to rear garden. Stairs to first floor landing. Doors to all rooms. Radiator.

FIRST FLOOR LANDING
Airing cupboarrd.

BEDROOM ONE 9'1" x 11'8" (2.79 x 3.56)
Double glazed window to rear. Radiator.

BEDROOM TWO 10'0" x 9'11" (3.07 x 3.03)
Double glazed window to rear. Radiator.

BEDROOM THREE 7'5" x 7'0" (2.28 x 2.14)
Double glazed window to front and side. Radiator.

BATHROOM
Two piece suite comprising panelled bath with shower attachment and wash hand basin. Frosted double glazed window to front. Radiator. Part tiled walls .

SEPARATE WC
Two piece suite comprising low level wc and wash hand basin. Radiator. Port hole double glazed window to front.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. gated side access.

FRONT GARDEN
Laid to lawn with path to front door with storm porch over.

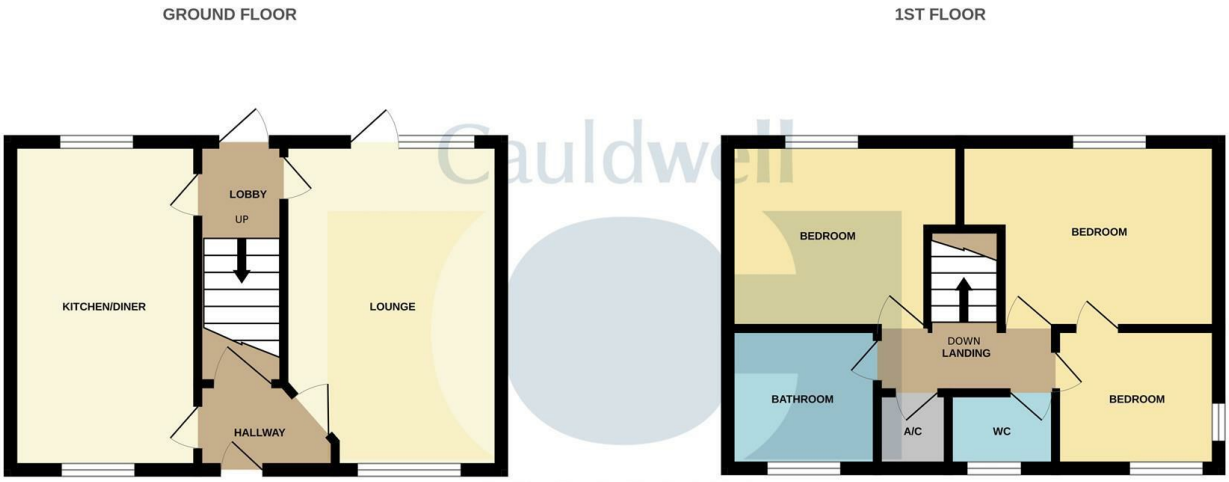
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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.

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



TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.

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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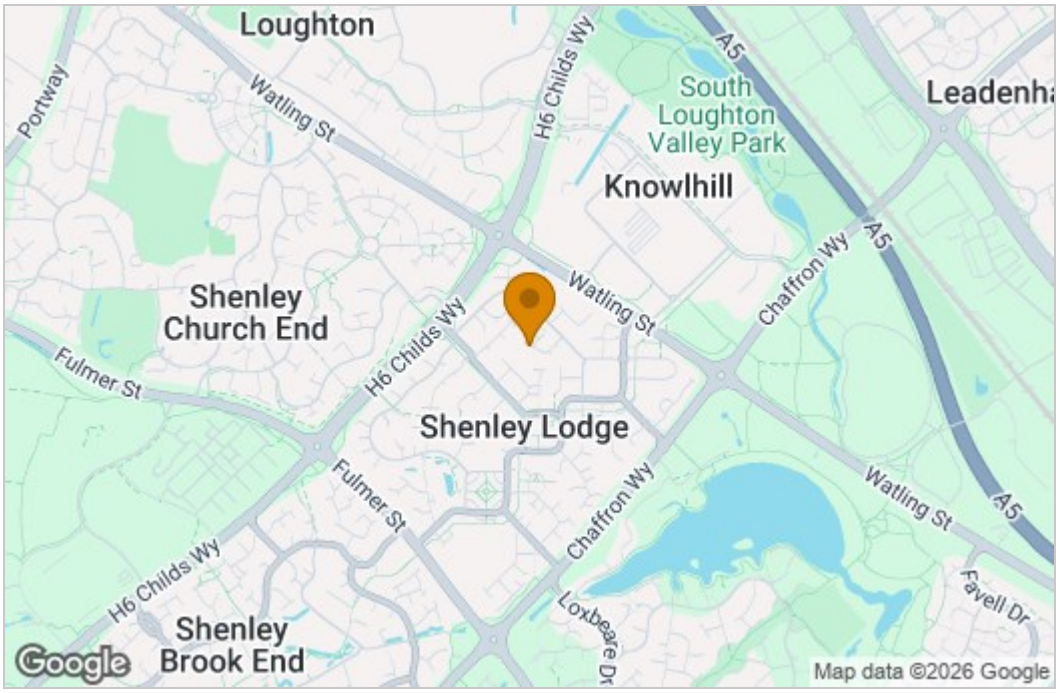
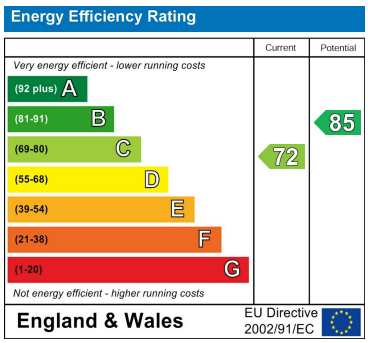
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk