Cauldwell

PROPERTY SERVICES

11 Selkirk Drive, Milton Keynes, MK14 6NW

£292,500

This modern end-of-terrace, mews-style home was constructed just over three years ago and offers a flexible and well-designed layout arranged over three floors, ideal for contemporary living.

The ground floor welcomes you via an entrance hall leading into a bright and spacious open-plan living, dining, and kitchen area. The kitchen is fitted with integral white goods and ample storage units, while dual-aspect windows allow for an abundance of natural light throughout the space. A convenient ground-floor cloakroom completes this level.

To the first floor are two well-proportioned double bedrooms, both served by a stylish fitted family bathroom.

The top floor provides a versatile open-plan study area, which could alternatively be utilised as a third bedroom if desired. This space opens directly onto a private roof terrace, offering an excellent outdoor retreat.

Externally, the property benefits from a small rear garden and allocated parking for two vehicles within a residents-only car park to the rear, with additional visitor parking also available.

Offered to the market with no onward chain, the property is ideally positioned within walking distance of local schools and a range of everyday amenities, including a small supermarket, 24-hour gym, dentist, and medical

AGENTS NOTE
Yearly Freehold management charge of £100 we have been advised by the vendor.

ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing.

OPEN PLAN LIVING/DINING/KITCHEN 19'8" x 12'1" (6.0 x 3.69)
Double glazed window to front and rear with inset fitted blinds. Double glazed door to rear with inset fitted blinds. Radiator. Storage cupboard housing boiler. Understairs storage cupboard.

KITCHEN AREA
Fitted with wall and base units with worksufaces incorporating one and half bowl sink drainer and mixer tap. Integral fridge freezer, washing machine and dishwasher. Electric oven and hob with extractor hood over. Television point. Internet point. Door to cloakroom

CLOAKROOM
Double glazed obscure window to rear. Two piece suite comprising wash hand basin and close coupled wc. Radiator. Extractor fan.,

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Double glazed obscure window to side. Stairs to second floor.

BEDROOM ONE 11'10" x 8'9" (3.63 x 2.69)
Two double glazed windows to rear. Radiator.

BEDROOM TWO 10'10" x 8'5" (3.32 x 2.58)
Double glazed window to front with inset fitted blinds. Radiator.

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with mixer tap, mains shower and screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. LED lighting.

STUDY/BEDROOM THREE 15'7" x 6'3" max (4.75 x 1.93 max)
Double glazed windows to front and rear. Radiator. Double glazed door to side leading to roof terrace

ROOF TERRACE
Paved with glass balustrades to front and rear.

FRONT GARDEN
Laid to shingle stone.

REAR GARDEN
Mainly laid to shingle stone with gated access to rear.

PARKING
Two allocated parking spaces in car park at rear.

ESTATE FEES
There is a £100 estate fee payable per annum.

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.

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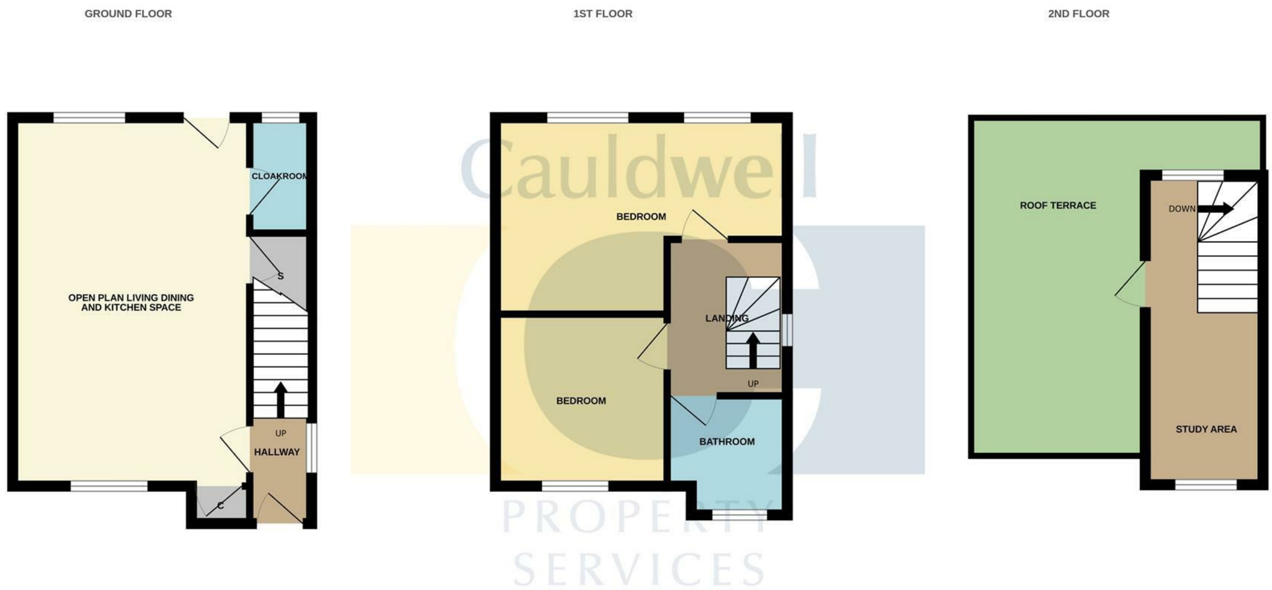
Floor Plan



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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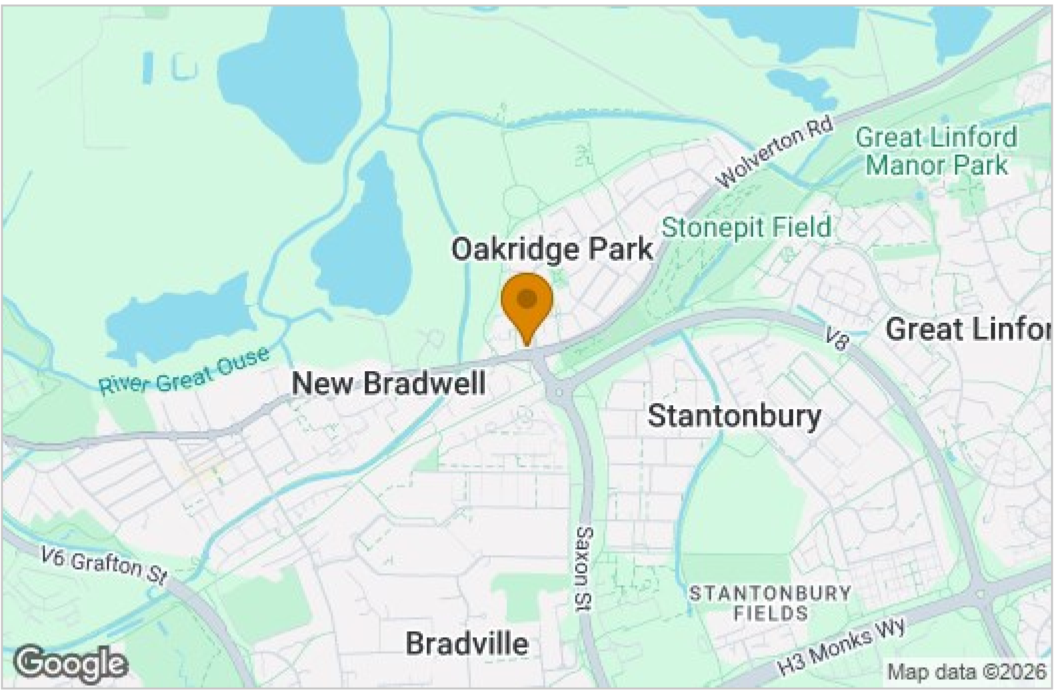
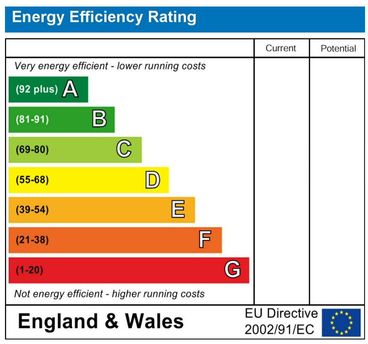
Area Map



Energy Efficiency Graph



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