



119 Water Eaton Road, Milton Keynes, MK2 3AF

£325,000

CAULDWELL are pleased to offer for sale this well presented THREE BEDROOM SEMI DETACHED home, situated within the popular Water Eaton area of Bletchley. The property offers excellent family accommodation together with a substantial rear garden and represents an ideal purchase for first-time buyers, growing families or investment purchasers alike.

The accommodation briefly comprises: entrance hall, living room, dining room and kitchen. On the first floor there are three well proportioned bedrooms and a family shower room.

Outside, the property boasts a generous rear garden offering excellent outdoor space with potential for further landscaping or extension potential subject to the relevant planning permissions.

Water Eaton is a well established residential area within Bletchley, conveniently positioned close to local schooling, shops and amenities. The property also offers excellent transport links including nearby Bletchley train station, road links to the A5 and M1 motorway, together with easy access to Central Milton Keynes.

Council tax band: C
Energy rating: tbc

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Frosted double glazed window to the side. Under stair storage cupboard. Door to living room. Door to kitchen. Radiator.

LIVING ROOM 11'5" x 11'5" (3.50 x 3.48)

Double glazed window to the front. Opening to dining room. Electric fireplace and surround.

DINING ROOM 8'5" x 8'8" (2.58 x 2.66)

Sliding double glazed doors to the rear. Radiator. Door to kitchen.

KITCHEN 10'3" x 13'3" (3.14 x 4.04)

Fitted with a range of wall and base units. Straight edge work surface incorporating sink and drainer. Space for free standing cooker. Space for washing machine and dishwasher. Tiled floor. Splash back tiles. Concealed wall mounted boiler. Frosted double glazed window to the side. Double glazed window to the rear. Double glazed door to the garden.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms. Airing cupboard. Loft access. Frosted double glazed window to the side.

BEDROOM ONE 11'4" x 12'7" (3.47 x 3.86)

Double glazed window to the front. Radiator. Two built in cupboards.

BEDROOM TWO 8'9" x 15'2" (2.68 x 4.63)

Double glazed window to the rear. Built in cupboard. Radiator.

BEDROOM THREE 8'2" x 9'3" (2.50 x 2.84)

Measurements include box bulkhead built in cupboard. Double glazed window to the front. Double glazed window to the side.

FAMILY SHOWERROOM

Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and vanity surround. Frosted double glazed window to the rear. Tiled walls. Tiled floor. Heated chrome towel rail.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence surround. Mature flower and shrub borders. Gated side access.

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

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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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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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

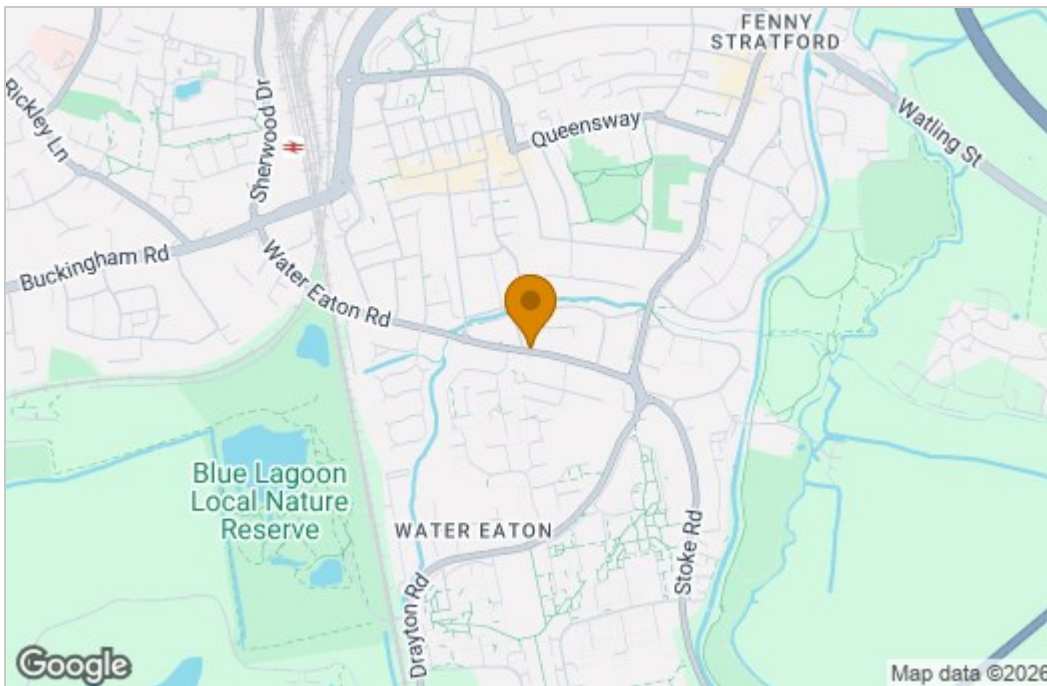


TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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