Cauldwell

PROPERTY SERVICES









30 Shepperds Green, Milton Keynes, MK5 6DA

£315,000

** THREE BEDROOM FAMILY HOME WITH A GARAGE ** Situated in a traffic-free position overlooking attractive allotments in the highly sought-after Shenley Church End area of Milton Keynes, this well-presented three-bedroom terraced home offers an excellent opportunity for families and professionals alike. Ideally located within easy reach of Central Milton Keynes, the mainline railway station and a selection of highly regarded local schools, the property combines a peaceful setting with exceptional convenience.

The accommodation has been enhanced with a stylish refitted kitchen and a modern refitted family bathroom. The ground floor comprises an entrance porch leading into a comfortable living room, while to the rear of the property is a spacious kitchen/dining room extending across the full width of the home, creating an excellent space for everyday family life and entertaining, with direct access to the rear garden.

The first floor offers three well-proportioned bedrooms, all served by the contemporary refitted family bathroom.

Outside, the property enjoys both front and generous rear gardens, with the added benefit of a garage and driveway parking positioned to the side of the terrace, providing convenient off-road parking.

Offering a desirable location, modern improvements and excellent family accommodation, this is a superb home that is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

ENTRANCE PORCH
Composite double glazed door to front. Double glazed window to side. Door to living room.

LIVING ROOM 14'8" x 13'3" (4.48 x 4.06)
Double glazed window to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Television point. Internet point. Air conditioning unit.

KITCHEN/DINING ROOM 14'6" x 11'1" (4.44 x 3.40)
Double glazed window and door to rear. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven, fitted microwave, four ring gas hob and extractor hood. Plumbing for washing machine. Space for American style fridge freezer. Breakfast bar seating area. Integral dishwasher. Wall mounted boiler. Tiled flooring.

FIRST FLOOR LANDING
Stairs from living room. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 12'3" x 7'11" (3.75 x 2.42)
Double glazed window to front. Radiator. Built in wardrobes. Air conditioning unit.

BEDROOM TWO 9'8" x 7'4" (2.96 x 2.25)
Double glazed window to rear Radiator.

BEDROOM THREE 8'10" x 6'5" (2.70 x 1.97)
Double glazed window to front. Radiator.

BATHROOM
Double glazed obscure window to rear. P shaped bath with mains shower and screen, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Tiled walls and flooring.

FRONT GARDEN
Low maintenance paved front garden.

REAR GARDEN
Laid to lawn with rear width decking area and steps to shingle area and patio.

GARAGE AND PARKING
Up and over door to front. Eaves storage. Driveway parking to front.

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.

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.

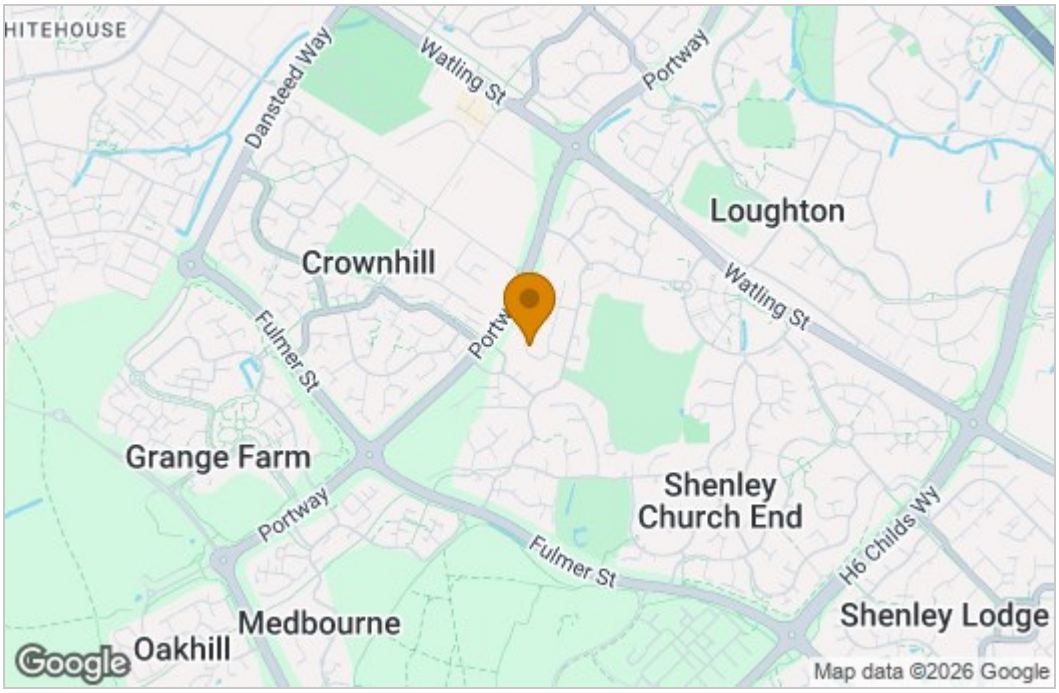
Floor Plan



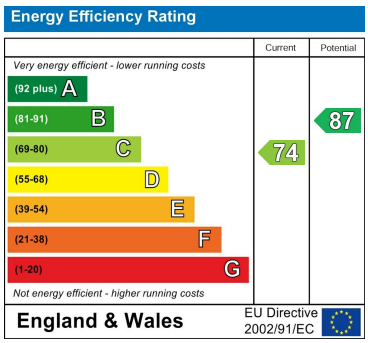
TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.

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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