



Cauldwell

PROPERTY SERVICES



21 Ferndale, Milton Keynes, MK6 5AE

£285,000

Cauldwell Property Services are delighted to offer for sale this recently refurbished three-bedroom terraced home, situated within the popular Eaglestone area, conveniently located close to Central Milton Keynes, the shopping centre, mainline train station and hospital.

The accommodation briefly comprises: entrance hall, modern fitted cloakroom, spacious living room and a stylish re-fitted kitchen/dining room. To the first floor there are three well-proportioned bedrooms and a modern fitted family bathroom.

Outside, the property benefits from both front and rear gardens, along with a garage located in a nearby block. The property is offered for sale with no onward chain.

Eaglestone is a well-established and highly convenient residential area, ideally positioned on the doorstep of Central Milton Keynes. The location offers excellent access to a wide range of amenities including the Centre:MK shopping centre, Milton Keynes Train Station (with fast links to London Euston), and Milton Keynes University Hospital.

The area is particularly popular with families and professionals alike, benefitting from nearby schooling, local shops, and a variety of green spaces including Campbell Park and Willen Lake, both within easy reach for

ENTRANCE HALL

Double glazed door to front Radiator. Understairs storage cupboard,

CLOAKROOM

Secondary glazed window to front. Two piece suite comprising low level wc and wash hand basin.

KITCHEN/DINER 10'5" x 10'6" (3.20 x 3.21)

Double glazed window and door to rear. Fitted range of wall and base units with worksurfaces incorporating sink drainer. Electric oven and hob with extractor over. Wall mounted boiler. Space for fridge freezer. Plumbing for washing machine. Radiator.

LIVING ROOM 21'5" x 10'4" (6.54 x 3.16)

Double glazed window to front. Double glazed window to rear. Two radiators. Television point.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator.

BEDROOM ONE 13'11" x 10'5" (4.25 x 3.19)

Double glazed window to front. Radiator.

BEDROOM TWO 10'8" x 10'9" (3.26 x 3.29)

Double glazed window to front. Radiator.

BEDROOM THREE 8'5" x 7'3" (2.59 x 2.23)

Double glazed window to front Radiator. Cupboard. Additional window to front.

BATHROOM

Double glazed window to front. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin with mixer. Storage cupboard. Heated towel rail.

FRONT GARDEN

Paved garden.

REAR GARDEN

Artificial lawn with full width patio area and shingle area. Wall and gate to rear.

GARAGE

Garage in a block with parking for one car. Additional communal parking available.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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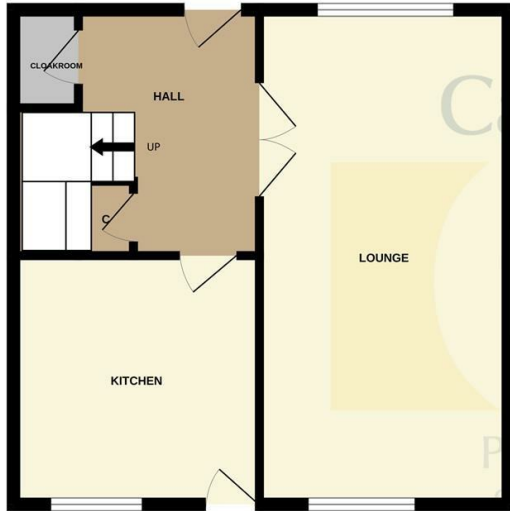
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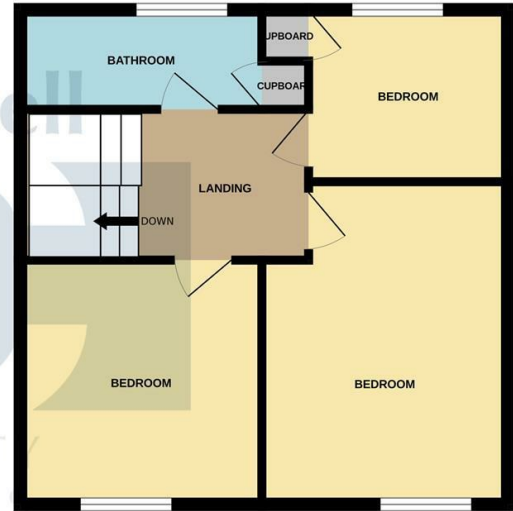
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

GROUND FLOOR



1ST FLOOR



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			86
(81-91) B			
(69-80) C		73	
(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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