



Cauldwell

PROPERTY SERVICES



44 Ramsthorn Grove, Milton Keynes, MK7 7ND

£239,995

We are delighted to offer for sale this well-presented two bedroom cluster home, situated within a quiet cul-de-sac in the highly sought-after area of Walnut Tree.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining room and a newly fitted contemporary kitchen with ample worktop and storage space.

On the first floor there is a generous double bedroom, a well-proportioned single bedroom, ideal as a child's room or home office, and a modern family bathroom.

Further benefits include gas to radiator central heating and an allocated parking space.

Walnut Tree is one of Milton Keynes' most desirable residential locations, offering an excellent balance of green open spaces and everyday convenience. The area is well served by local shops, schools and amenities, while the picturesque Ouzel Valley Park and Willen Lake are both within easy reach, providing beautiful walks, cycling routes and a range of leisure activities. Centre:MK, The Hub and Xscape are just a short drive away, offering an extensive selection of shopping, restaurants and entertainment. For commuters, Junction 14 of the M1 is easily accessible, and Milton Keynes Central railway station provides fast and direct services to London Euston.

ENTRANCE PORCH

Entrance door. Door to living room. Double glazed window to front.

LOUNGE/DINING ROOM 17'7" x 10'6" (5.38 x 3.21)

Double glazed window to front and side. Two radiators. Stairs to first floor. Understairs storage cupboard. Door to kitchen.

KITCHEN 8'6" x 6'6" (2.61 x 2.00)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor. Plumbing for washing machine. Space for fridge freezer. Splash back tiling. Double glazed window to side. Wall mounted boiler. Heated towel rail.

FIRST FLOOR LANDING

Doors to upstairs rooms. Access to loft. Airing cupboard.

BEDROOM ONE 11'0" x 11'1" (3.37 x 3.39)

Double glazed window to front and side. Radiator. Double door built in wardrobe.

BEDROOM TWO 10'11" x 6'3" (3.34 x 1.93)

Built in cupboard. Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window to side. Extractor.

COMMUNAL GARDEN

Laid to lawn.

ALLOCATED PARKING

Double width block paved allocated parking space.

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

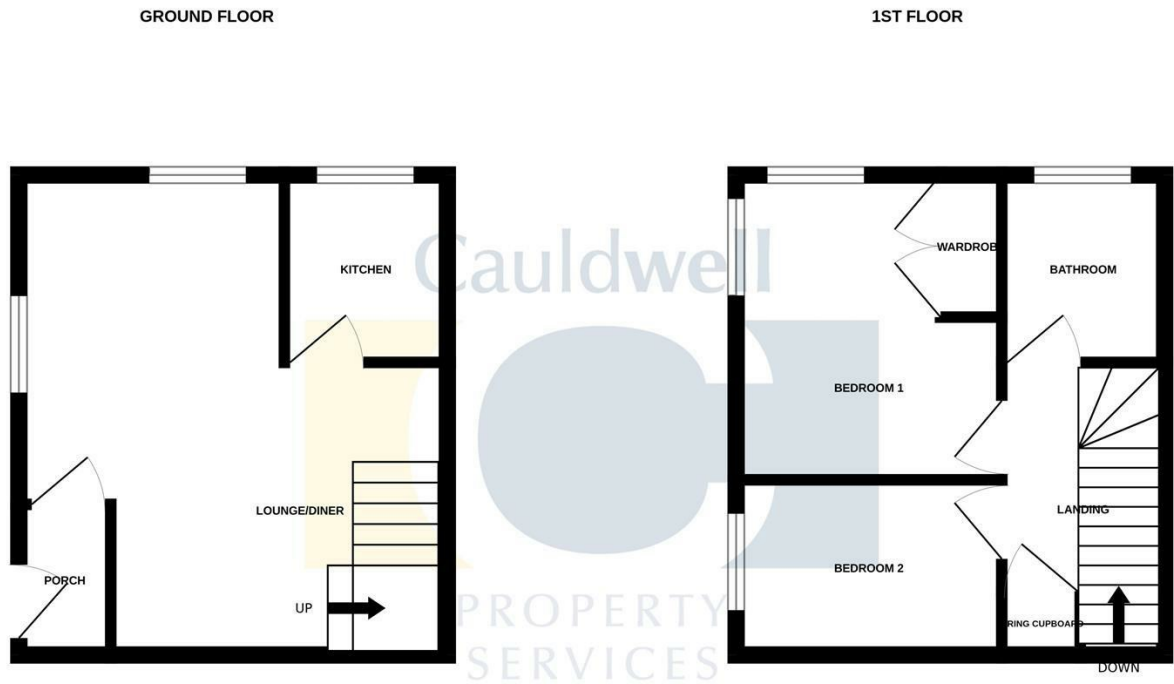
by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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



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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