Cauldwell

PROPERTY SERVICES









5 Long Ayres, Milton Keynes, MK7 8HF

£294,995

Cauldwell are delighted to offer for sale this two double bedroom end of terrace home, situated in the highly desirable area of Caldecotte. The property briefly comprising: entrance hall, lounge/dining room, fitted kitchen with and conservatory. Upstairs there is two double bedrooms and a bathroom. Outside there are low maintenance front and rear gardens with single garage and a driveway This exceptional property is offered for sale with no upward chain. Energy Rating: C. Council Tax Band C.

Caldecotte is one of Milton Keynes' most desirable residential locations, renowned for its balance of natural beauty and excellent connectivity. The area is particularly prized for its proximity to Caldecotte Lake, one of the City's most scenic settings, offering pleasant waterfront walks, cycling routes, sailing facilities, and popular local eateries such as the Caldecotte Arms.

ENTRANCE HALL
Stairs to first floor. Radiator. Doors to kitchen and lounge/dining room.

KITCHEN
Double glazed window to front aspect. Fitted with a range of wall and base units with works tops incorporating a sink with mixer tap. Fitted oven and hob with extractor fan. Plumbing for washing machine. Wall mounted boiler. Tiled splash back. Radiator.

LOUNGE/DINING ROOM
Double glazed window to side aspect. Feature brick fireplace. Patio door to conservatory. Radiator.

CONSERVATORY
Double glazed construction. Door leading to the rear garden

FIRST FLOOR LANDING
Doors to all rooms

BEDROOM ONE
Double glazed window to rear aspect. Radiator. Fitted wardrobes.

BEDROOM TWO
Double glazed window to front aspect. Radiator. Fitted wardrobes.

BATHROOM
Frosted double glazed window to side aspect. Three piece suite comprising paneled bath with shower attachment and a shower screen, low level wc and a wash hand basin. Tiled. Radiator.

FRONT GARDEN
Hard standing driveway. Flower beds. Gated side access leading to the rear garden

REAR GARDEN
An attractive low maintenance rear garden. Paved patio area with flower and shrub border. Gated side access leading to the front.

GARAGE
Up and over door.

COUNCIL TAX BAND
Council tax band C. Sourced from http://cti.voa.gov.uk/cti/inits.asp

2. Vendor Approval
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.

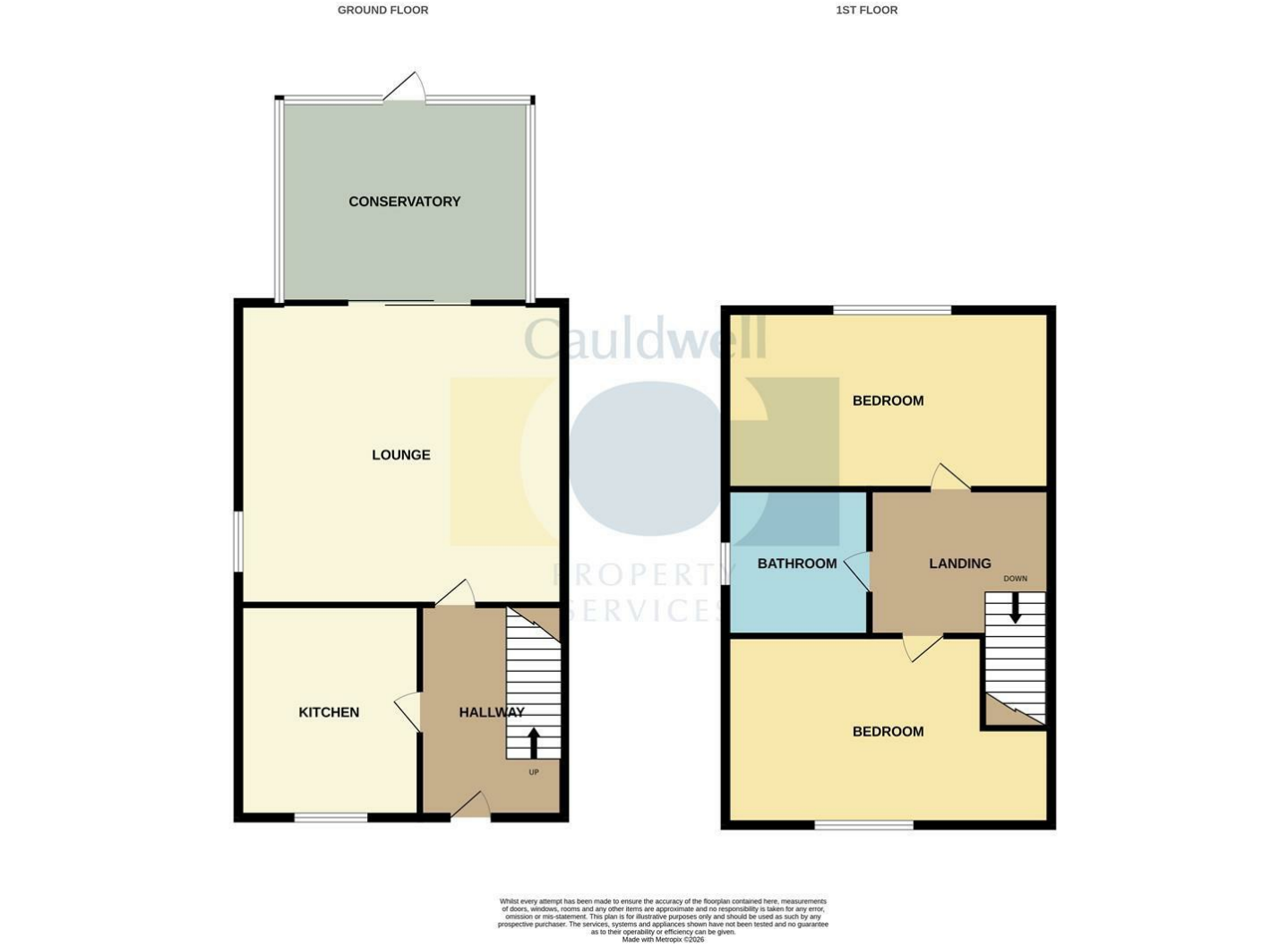
5. Anti Money Laundering Verification checks
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

3. Mortgage
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.

4. Solicitors
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

6. Photography
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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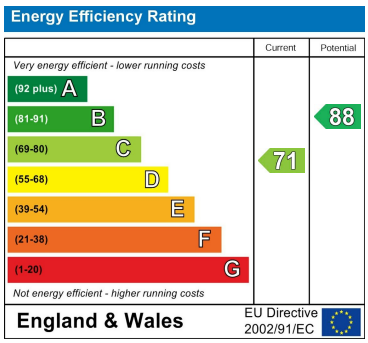
Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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