



Cauldwell

PROPERTY SERVICES



3 Dandridge Court, Milton Keynes, MK8 0PQ

£93,000

Cauldwell Property Services are delighted to offer for sale this well-presented two-bedroom semi-detached home, available on a 30% shared ownership basis, and situated within the highly sought-after Grange Farm area.

The accommodation briefly comprises a welcoming entrance hall, a fitted kitchen, and a spacious lounge/dining room with patio doors opening onto the enclosed rear garden. To the first floor, there is a landing with doors leading to two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and allocated parking for one vehicle.

An excellent opportunity for first-time buyers to secure a home in a popular residential location.

Rent: 478pcm
Lease length: 104 years
Energy rating: B
Council tax band: TBC

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to kitchen, lounge/diner and cloakroom. Radiator. Skimmed ceiling.

DOWNSTAIRS CLOAKROOM

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

KITCHEN 9'6" x 6'0" (2.92 x 1.83)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Freestanding cooker and fridge freezer. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Double glazed window to front.

LOUNGE DINER 14'9" x 12'9" (4.50 x 3.89)

Sliding double glazed doors to rear. Radiator. Skimmed ceiling. Television point.

FIRST FLOOR LANDING

Doors to all rooms. Loft access.

BEDROOM ONE 12'9" x 8'11" (3.89 x 2.74)

Double glazed window to rear. Radiator.

BEDROOM TWO 8'3" x 9'4" (2.54 x 2.87)

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

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Splash back tiling Shaver point. Extractor. Radiator. Double glazed window to side.

REAR GARDEN

Wooden fence surround. Gated side access. Patio and path. Outside lighting.

FRONT GARDEN

Allocated hardstanding driveway. Path to front door.

Cauldwell Employee

Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Cauldwell Property Services.

1. Measurements

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.

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.

3. Mortgage

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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

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.

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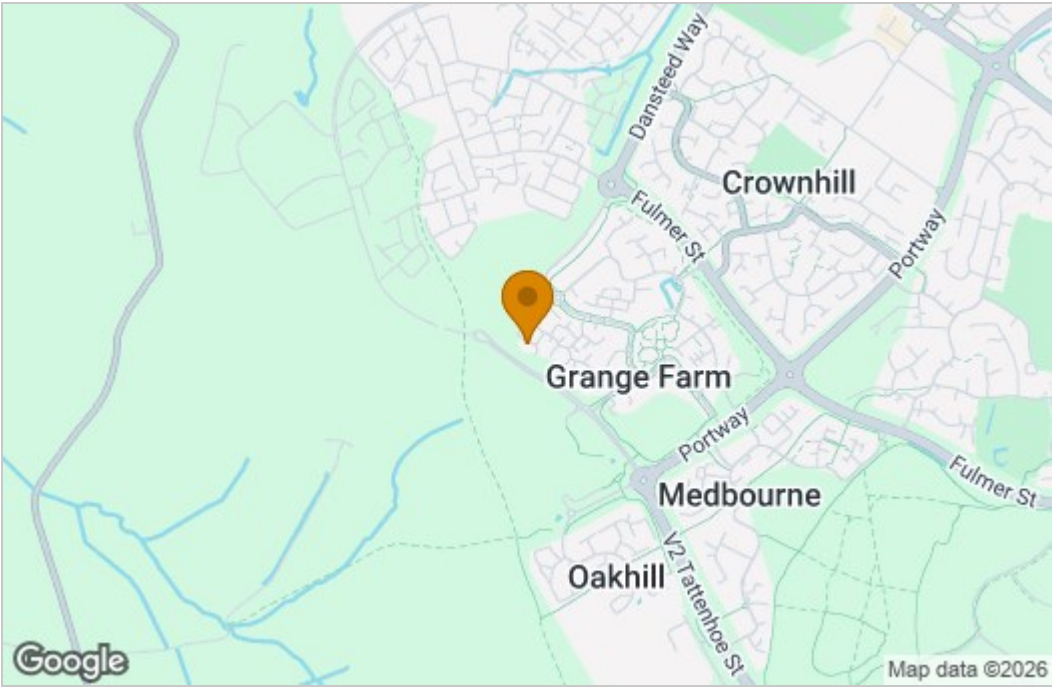
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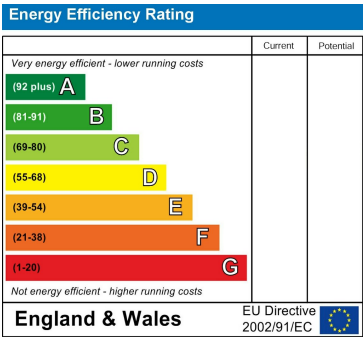
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Floor Plan

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.