

Cauldwell

PROPERTY SERVICES



64 Porthcawl Green, Milton Keynes, MK4 3AL

Offers In The Region Of £299,995

CAULDWELL are pleased to offer for sale a three bedroom home, situated within the sought-after Tattenhoe area of Milton Keynes, offered for sale with NO UPPER CHAIN.

This property presents an excellent opportunity for buyers looking to modernise and add value, with well-proportioned accommodation throughout. The ground floor comprises an entrance hall, a spacious living room, separate dining room and a kitchen.

To the first floor there are three bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens, with the added advantage of driveway parking located to the rear.

This home is ideal for first-time buyers, investors or those seeking a project in a desirable location.

Tattenhoe is a highly desirable residential area located to the western side of Milton Keynes, well regarded for its family-friendly environment and excellent local amenities. The area benefits from a range of nearby

ENTRANCE PORCH

Front entrance door. Door to living room.

LIVING ROOM 15'0" x 14'1" (4.58 x 4.30)

Understairs recess. Double glazed window to front. Double glazed window to side. Two radiators. Door to kitchen/dining room.

KITCHEN/DINING ROOM 9'1" x 14'11" (2.78 x 4.56)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for freestanding cooker and fridge freezer. Plumbing for washing machine. Wall mounted boiler. Double glazed window to rear. Sliding double glazed doors to rear. Extractor.

FIRST FLOOR LANDING

Doors to upstairs rooms. Loft access. Airing cupboard.

BEDROOM ONE 11'10" x 8'2" (3.62 x 2.51)

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

BEDROOM TWO 8'9" x 8'3" (2.69 x 2.53)

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

BEDROOM THREE 8'6" x 6'6" (2.61 x 1.99)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Shaver point Extractor. Frosted double glazed window to rear

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Wooden fence and brick wall surround.

FRONT GARDEN

Laid to lawn. Storm porch. Driveway to rear.

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.

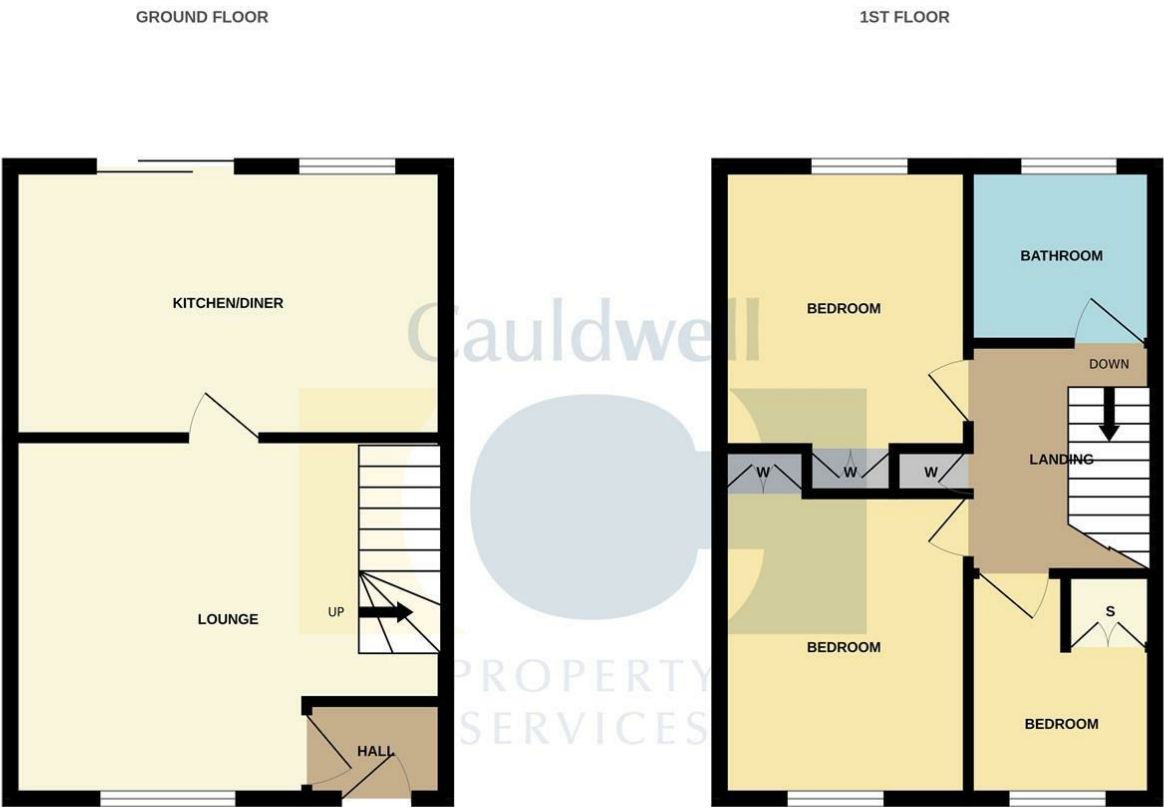
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

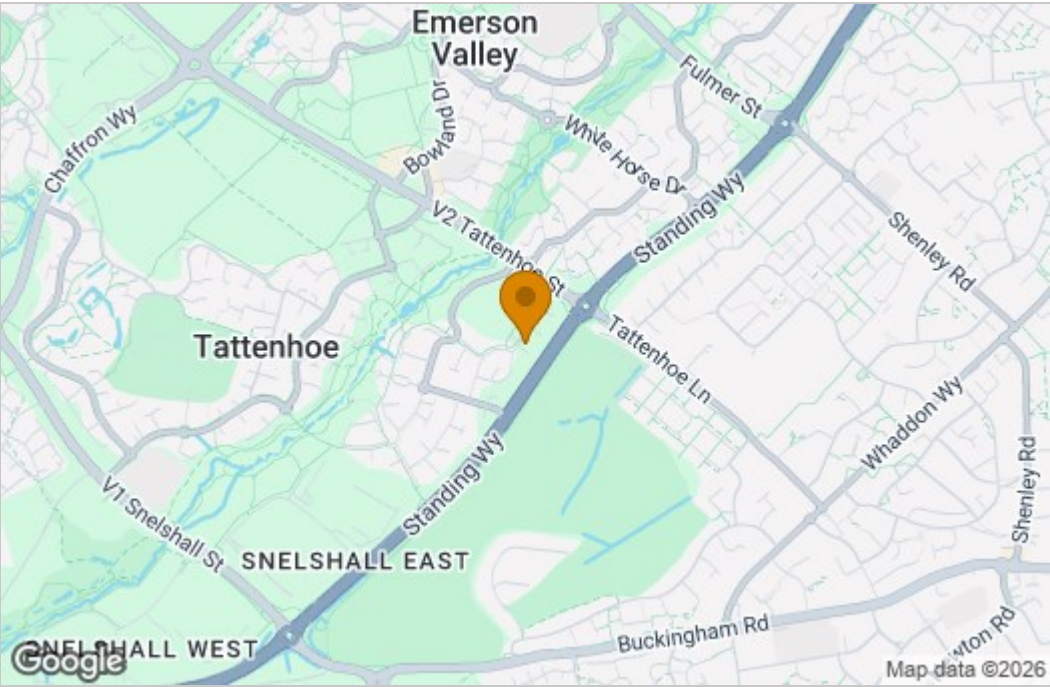


TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.

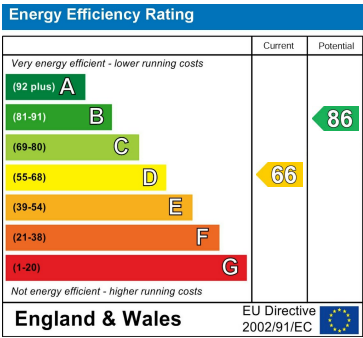
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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