Cauldwell

PROPERTY SERVICES

53 Glazier Drive, Milton Keynes, MK14 6HG

£299,995

CAULDWELL are delighted to offer for sale this well-presented three-bedroom mid-terraced home, situated in the popular and well-established area of Neath Hill, Milton Keynes. Offered with spacious accommodation throughout, this property is an ideal first-time purchase, family home or investment opportunity.

The accommodation briefly comprises a welcoming entrance hall, downstairs cloakroom, a spacious dual-aspect living/dining room and a fitted kitchen. On the first floor there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, providing a private space for relaxing or entertaining. There is also a garage with driveway.

Neath Hill is a highly regarded residential area on the north-eastern side of Milton Keynes, offering an excellent balance of convenience and green open spaces. The property is ideally positioned for easy access to Central Milton Keynes, home to Centre:MK, The Hub, Xscape, the Theatre District and Milton Keynes Central railway station, with direct services to London Euston in as little as 33 minutes.

The area is well served by a range of local amenities including shops, supermarkets, schools catering for all ages, healthcare facilities and regular bus services. Excellent road links via the A5, A421, A422, A509 and

ENTRANCE HALL
Path leading to the front door, porch, laid to lawn.

CLOAKROOM
Two piece suite with low level WC. Wash hand basin splash back tile. Double glazed window to the front.

LIVING ROOM 16'7" x 14'8" (5.06 x 4.48)
Double glazed patio doors to the rear garden. Radiator.

KITCHEN 6'5" x 8'5" (1.98 x 2.57)
Double glazed window to the front opening to dining room. Fitted with a range of wall and base units, worksurfaces incorporating stainless steel sink drainer, space for free standing cooker. extractor hood over, part tiled, space for washing machine.

DINING ROOM 14'4" x 9'10" (4.37 x 3.00)
Double glazed window to the rear. Radiator. Opening to the kitchen.

FIRST FLOOR LANDING
Doors leading to all upstairs rooms.

BEDROOM ONE 11'1" x 14'4" (3.38 x 4.37)
Double glazed window, wall mounted radiator.

BEDROOM TWO 11'1" x 11'8" (3.38 x 3.56)
Double glazed window, wall mounted radiator.

BEDROOM THREE 7'1" x 11'8" (2.18 x 3.56)
Double glazed window, wall mounted radiator.

FAMILY BATHROOM
Double glazed window, bath, bath taps, shower, w/c, wash hand basin,

FRONT GARDEN
Enclosed and mainly laid to lawn with a path leading to front door.

REAR GARDEN
Enclosed by a timber fence, part laid to lawn and part patio area.

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.

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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 : 915sq.ft. (85.0 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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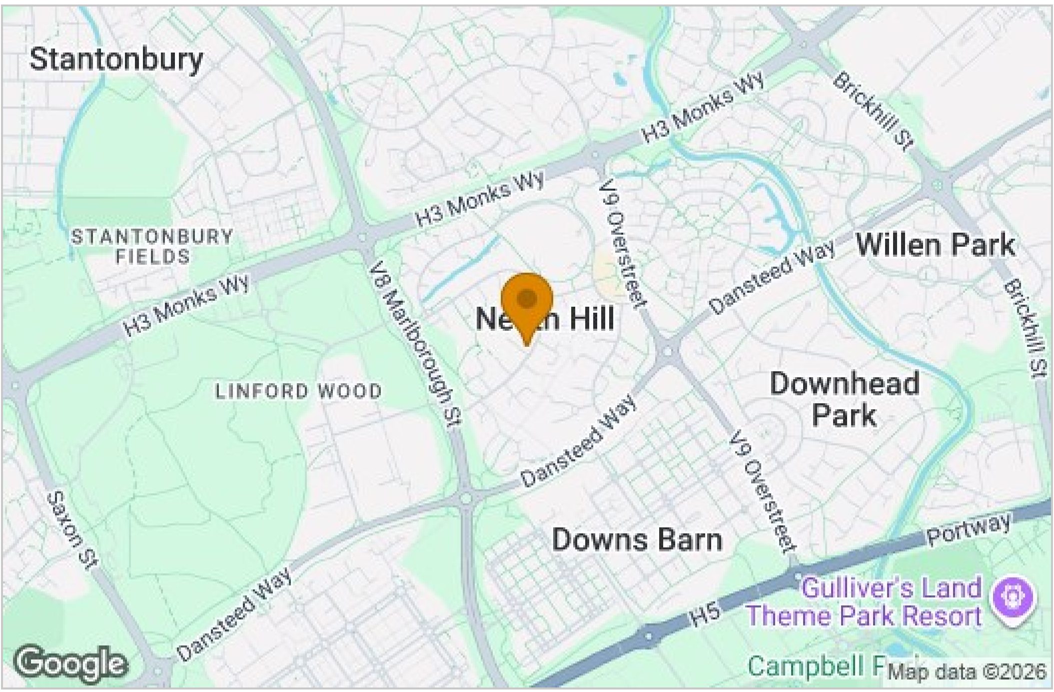
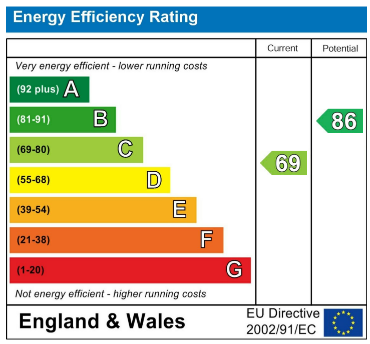
Area Map



Energy Efficiency Graph



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