

Cauldwell

PROPERTY SERVICES



45 Kemble Court, Milton Keynes, MK15 9AX

£299,995

CAULDWELL are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, ideally positioned close to local shops and amenities, the picturesque Grand Union Canal, and within easy reach of Central Milton Keynes and the mainline railway station.

The property has been much improved by the current owners and offers modern, stylish décor throughout, well-proportioned accommodation and the added benefit of a conservatory overlooking the rear garden.

The accommodation begins with an entrance hall with useful storage cupboard, leading through to a comfortable living room and separate dining area with French doors opening into the conservatory. Completing the ground floor is a stylish modern fitted kitchen.

Upstairs there are two well-proportioned bedrooms together with a contemporary bathroom.

Outside, the property benefits from a front garden and driveway parking for two vehicles, while the generous enclosed rear garden provides an excellent outdoor space ideal for relaxing and entertaining.

ENTRANCE HALL

Door to living room, dining room and kitchen. Store cupboard. Radiator.

LIVING ROOM 9'7" x 15'11" (2.94 x 4.87)

Double glazed window to front. Stairs to first floor. Radiator.

DINING ROOM 11'0" x 7'10" (3.37 x 2.40)

Sliding double glazed door to conservatory. Arch to kitchen. Radiator.

KITCHEN 7'6" x 7'9" (2.31 x 2.37)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Bosch built in double oven, microwave. grill combination; electric four ring hob and extractor. Space for fridge freezer. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Double glazed window to rear.

CONSERVATORY 7'4" x 10'3" (2.26 x 3.14)

Double glazed construction with sliding double glazed door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms. Double glazed windows to side. Access to loft. Airing cupboard housing water tank.

BEDROOM ONE 12'8" x 9'0" (3.87 x 2.76)

Two double glazed windows to front. Fitted wardrobes. Built in cupboard. Radiator.

BEDROOM TWO 8'9" x 11'7" (2.67 x 3.55)

Double glazed window to rear. Radiator.

BATHROOM

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

REAR GARDEN

Larger than average rear garden. Enclosed and laid to lawn with patio area and wooden fence surround. Gated access to the front. Extensive borders laid to low maintenance cobbles and shrubs. Outside tap. Shed.

FRONT GARDEN

Laid with shrubbery with pathway to entrance.

DRIVEWAY

Hardstanding driveway with parking for two vehicles.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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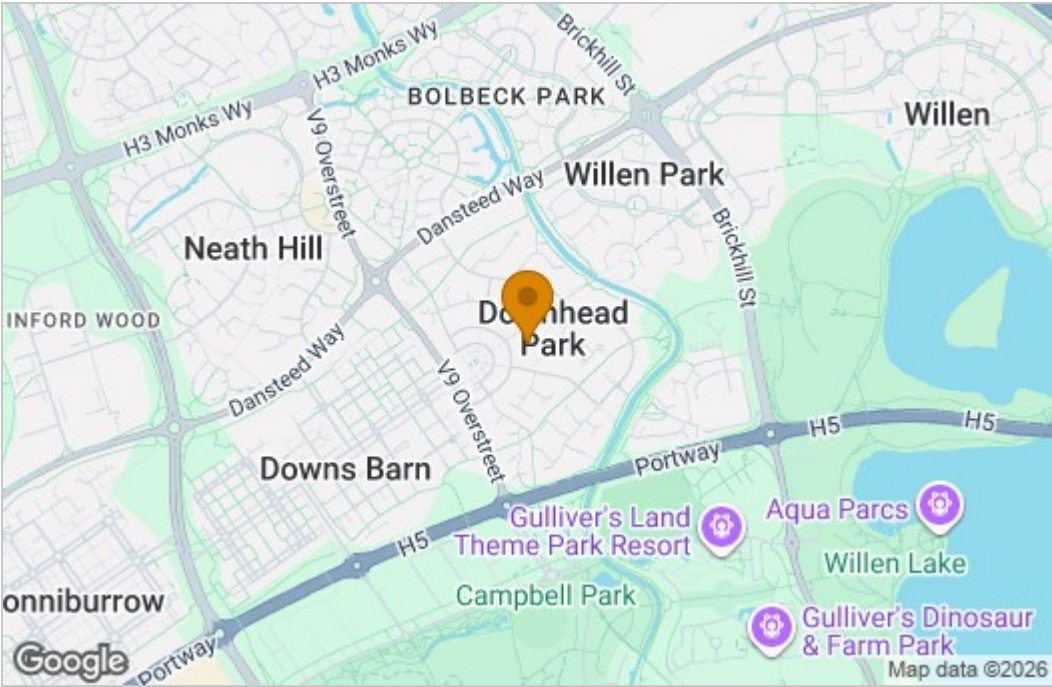
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Floor Plan

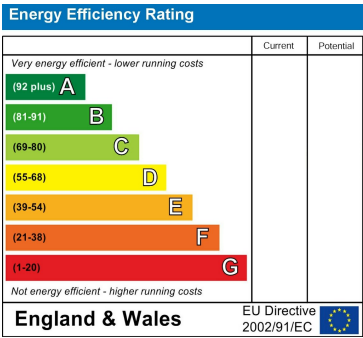


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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