Cauldwell

PROPERTY SERVICES









8 North 13th Street, MK9 3BP

Offers Over £160,000

We are delighted to offer for sale this with no upward chain, SPLIT LEVEL MAISONETTE, just a short walk from Central Milton Keynes railway station, walking distance to a numerous restaurants, bars, Theatre district, The Hub and other shopping facilities including the centre:mk. The property benefits from a balcony and allocated parking.

The property briefly comprises: ground floor entrance hall with stairs to first floor, open plan lounge/dining room with patio doors to balcony, fitted kitchen, On the first floor there is a double bedroom and a shower room.

Energy Rating: D.
Council Tax band: B

ENTRANCE
Entrance through front door into entrance porch. Window to the front. Stairs to first floor.

LIVING/DINING/KITCHEN ROOM
Door from first floor landing. Stairs leading to second floor. Open plan living/dining/kitchen area. Double glazed French doors to balcony. Wall mounted heater. Washing machine, fridge and freezer to remain.

KITCHEN AREA
Two double glazed windows to the front. Kitchen fitted with range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven with four ring hob and extractor over. Space for fridge freezer and under counter fridge and freezer. Plumbing for washing machine. Splash back tiles. Undercounter lighting.

SECOND FLOOR LANDING
Door to bedroom and bathroom.

BEDROOM ONE
Double glazed Velux window to the rear. Fitted wardrobes.

BATHROOM
Double glazed Velux window to the rear. Tiled shower cubicle with wall mounted shower. Low level wc. Wash hand basin. Part tiled walls. Tiled floor.

FRONT
Allocated parking.

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.

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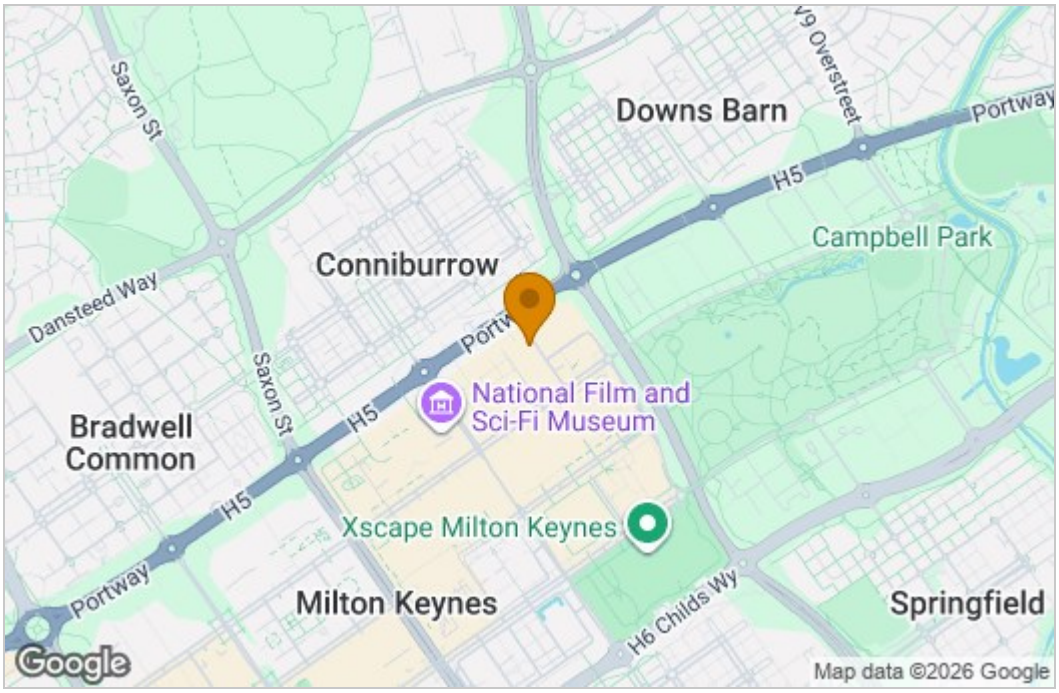
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

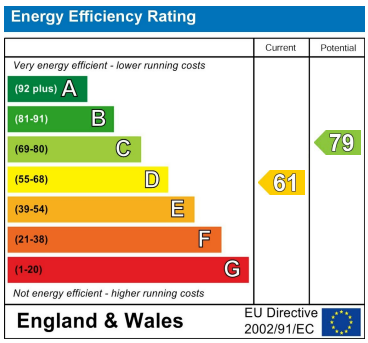


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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