Cauldwell

PROPERTY SERVICES

13 Bonaire Grange, Milton Keynes, MK3 5GP

Offers Over £350,000

Cauldwell are delighted to offer to offer for sale this well presented three bedroom semi detached home, in the highly desirable area of Newton Leys. This exceptional property is offered for sale with no upward chain and boasts a conservatory and an en-suite shower room. The accommodation briefly comprises; entrance hall, downstairs cloakroom, living room and kitchen/dining room. On the first floor there are three well proportioned bedrooms, en-suite shower room to principle bedroom, and a family bathroom with shower. Outside there are front and rear gardens with single garage and driveway for two cars.

Situated within the popular modern development of Newton Leys it is within close proximity to local shops and amenities with excellent road links to the A5 and the A4146 bypass towards Leighton Buzzard and Aylesbury. The property makes an ideal family home and falls under the Royal Latin Grammar school in Buckingham as well as being accessible distance to a few of the other Bucks grammar schools.

Council tax band: C
Energy rating: C

ENTRANCE
Entrance through front door into entrance hall. Door to living room. Stairs to first floor.

LIVING ROOM
Double glazed window to the front. Door to kitchen/dining room.

KITCHEN/DINING ROOM
Kitchen fitted with a range of wall and base units. Stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and extractor over. Integrated microwave. Space for American style fridge freezer. Double glazed French doors leading to conservatory.

CLOAKROOM
Two piece suite. Low level wc, wash hand basin with mixer tap. Splash back tiles.

CONSERVATORY
UPVC built. Double glazed windows to all aspects. Double glazed French doors to the rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and family bathroom.

BEDROOM ONE
Double glazed window to the rear. Fitted wardrobes. Door to ensuite. Radiator.

ENSUITE
Three piece suite. Tile shower cubicle with wall mounted shower. Low level, wash hand basin. Radiator.

BEDROOM TWO
Double glazed window to the front. Radiator.

BEDROOM THREE
Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Three piece suite. Panelled bath with fitted shower screen. Low level wc, wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window to the front. Radiator.

FRONT
Shingle area to the front with shrubs. Driveway for two cars leading to single garage.

GARAGE
Single garage with up and over door. Door leading to rear garden.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Patio area. Mixture of brick wall and wooden fence panel surround. Service door to garage.

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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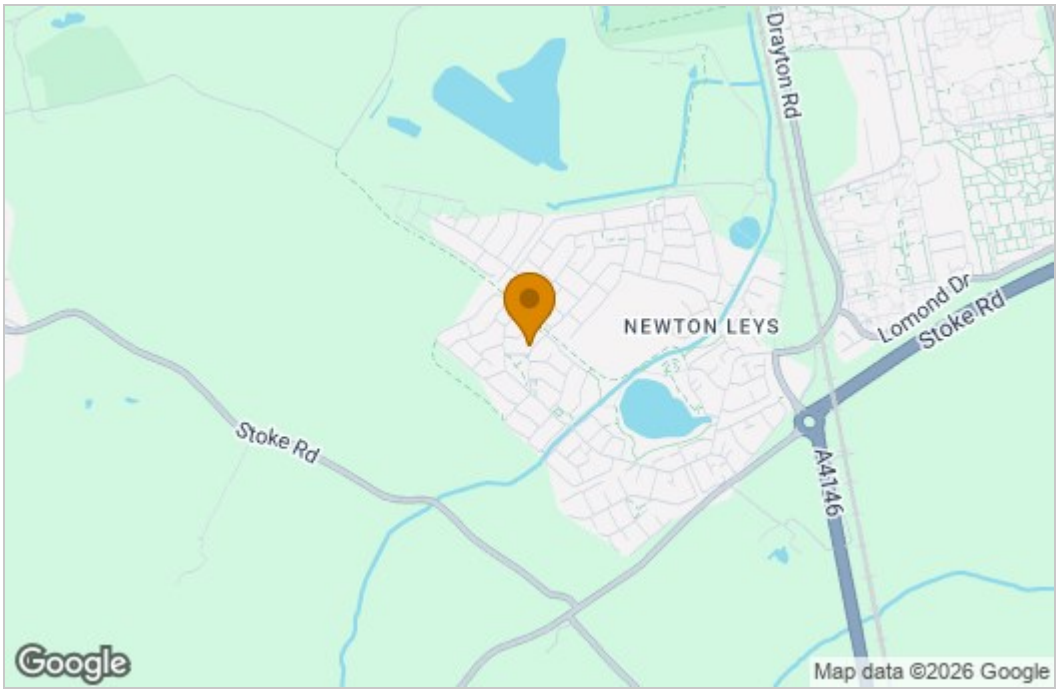
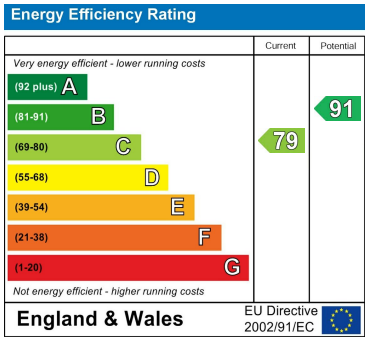
Area Map



Energy Efficiency Graph



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