



30 Aintree Close, Milton Keynes, MK3 5LP

£289,995

Cauldwell Property Services are delighted to offer for sale this well presented semi detached home in the popular development of the Racecourses, situated to the south west of Milton Keynes.

The current owner has improved the home and accommodation includes an entrance hall with stairs to the first floor, lounge, refitted kitchen and conservatory, currently used a dining room. Upstairs there are two double bedrooms and a refitted shower room. Outside there are front and rear gardens and parking to the side.

Bletchley is an established and independent town located to the south and south west of Milton Keynes, offering a wide range of shops and amenities, predominantly centered around the High Street. Schooling in the area includes Chestnuts Primary and Lord Grey Academy. Bletchley also benefits from a main college and a railway station providing excellent transport links to the M1 and M40.

Council tax band: B
Energy rating: tbc

ENTRANCE HALL

Stairs to first floor. Radiator. Double glazed window to side. Door to living room.

LIVING ROOM 10'7" x 14'0" (3.24 x 4.27)

Double glazed window to front. Radiator. Skimmed ceiling with inset lighting. Understairs storage cupboard. Opening to re-fitted kitchen.

RE-FITTED KITCHEN/DINER 7'3" x 13'8" (2.23 x 4.18)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring gas hob and extractor. Plumbing for dishwasher and washing machine. Space for American style fridge freezer. Concealed wall mounted boiler. Splash back tiling. Skimmed ceiling Inset lighting. Double glazed window to rear. Sliding double glazed doors to conservatory; Radiator.

CONSERVATORY 9'2" x 11'9" (2.8 x 3.6)

Brick and UPVC double glazed construction with double glazed French doors to rear. Power and lighting. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft space with pull down ladder. Airing cupboard housing water tank.

BEDROOM ONE 10'3" x 7'4" (3.14 x 2.24)

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

BEDROOM TWO 7'6" x 7'8" (2.30 x 2.34)

Double glazed window to rear. Radiator.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with soft close drawer. Skimmed ceiling with inset lighting and extractor fan Part tiled walls and flooring. Heated towel rail. Frosted double glazed window to rear.

REAR GARDEN

Enclosed and secluded rear garden, laid mainly to lawn with patio area. Wooden fence surround and brick wall. Gated side access.

FRONT GARDEN

Block paved driveway with parking to front an side.,

All measurements are approximate.

The area measurements are taken from the government EPC register.

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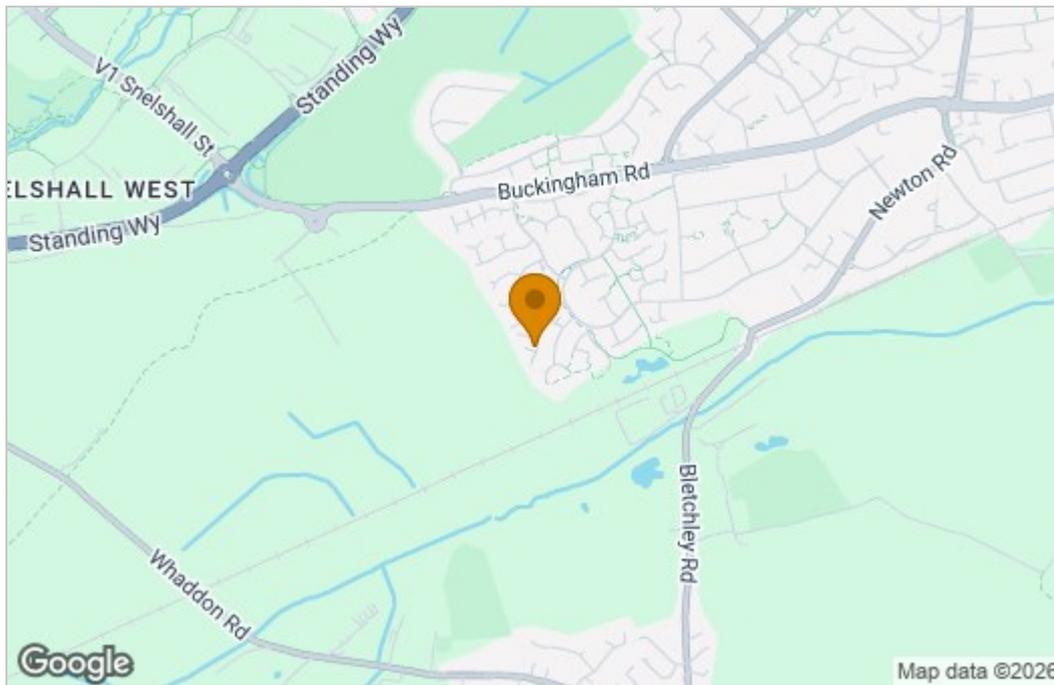
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Floor Plan



TOTAL FLOOR AREA - 614sq.ft (57.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
 Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk