



## 15 Fletchers Mews, Milton Keynes, MK14 6HW

### £285,000

CAULDWELL are pleased to offer for sale this three-bedroom townhouse, located in the popular Neath Hill area of Milton Keynes.

The accommodation briefly comprises: entrance hall, a downstairs cloakroom/WC, a kitchen/diner with UPVC French doors opening onto the rear garden. The first floor offers lounge with French doors leading out to a balcony and the principal bedroom. The second floor offers two further well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and a carport providing off-road parking.

Whilst the property would benefit from some modernisation, it has been competitively priced to reflect this and presents an excellent opportunity for buyers to create a home tailored to their own taste and style.

Situated within the sought-after Neath Hill area, the property is close to a range of local amenities, schools, and provides convenient access to Central Milton Keynes and major transport links.

Council tax band: B  
Energy rating: C

## **ENTRANCE HALL**

Stairs to first floor. Arch to kitchen. Door to cloakroom. Double door storage cupboard. Radiator.

## **KITCHEN 11'10" x 11'11" (3.62 x 3.64)**

Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor. Sliding double glazed door to rear. Tiled floor.

## **CLOAKROOM**

Frosted double glazed window to front. Two piece suite comprising low level wc and wash hand basin.

## **FIRST FLOOR LANDING**

Stairs to second floor. Door to living room and bedroom one.

## **LIVING ROOM 14'9" x 11'11" (4.50 x 3.64)**

Sliding double glazed door leading to front patio.

## **BEDROOM ONE 11'10" x 11'11" (3.63 x 3.64)**

Double glazed window to rear. Radiator.

## **SECOND FLOOR LANDING**

Doors to upper rooms. Loft access. Double door storage cupboard. Airing cupboard housing water tank. Store cupboard.

## **BEDROOM TWO 11'11" x 11'10" (3.64 x 3.63)**

Double glazed window to rear. Radiator. Mirror fronted wardrobe.

## **BEDROOM THREE**

Double glazed window to the rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, wash hand basin and low level wc. Extractor. Radiator.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with wooden fence surround.

## **FRONT GARDEN**

Car port with block paved driveway.

All measurements are approximate. 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

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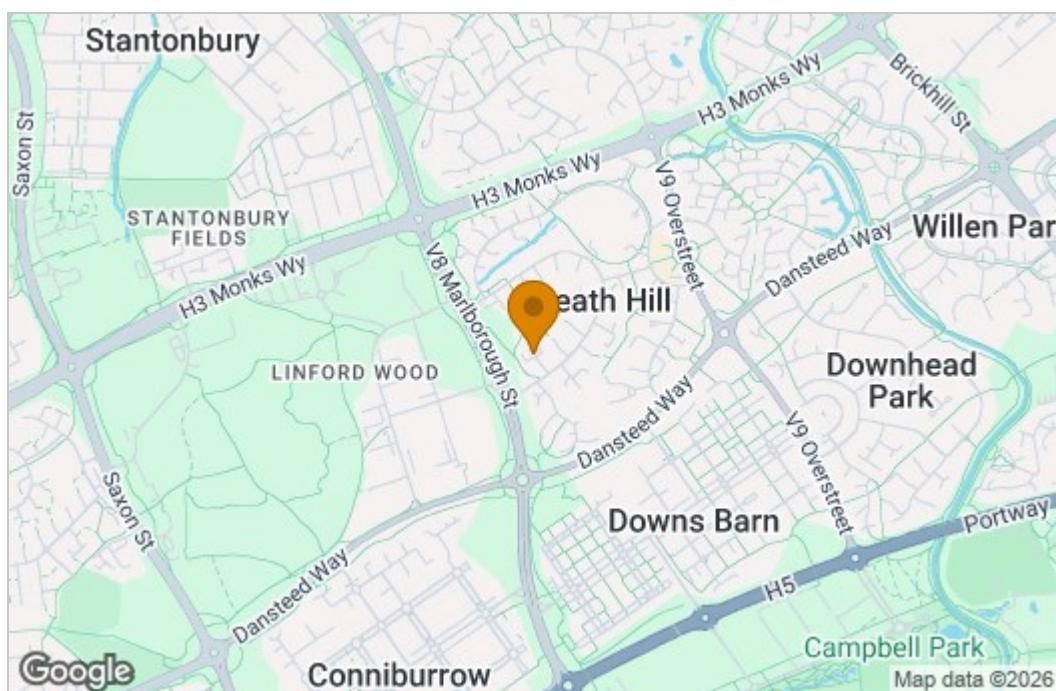
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## Floor Plan



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## Area Map



## Energy Efficiency Graph

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