

Cauldwell

PROPERTY SERVICES



26 Portrush Close, Milton Keynes, MK3 7SA

£239,995

CAULDWELL are delighted to offer to let this well presented two bedroom terrace house in the popular location of Bletchley which benefits from being in CLOSE PROXIMITY TO WINDMILL HILL GOLF COURSE. This wonderful property briefly comprises, living room and a refitted kitchen/diner. On the first floor there are two well proportioned bedrooms and a bathroom with a shower. Outside there are front and rear garden's and driveway. Council tax band: A. Energy rating: C

ENTRANCE PORCH

Entrance door. Door to living room. Double glazed windows to both sides.

LIVING ROOM 13'3" x 12'5" (4.05 x 3.79)



Stairs to first floor. Radiator. Double glazed window to front. Door to kitchen/diner.

KITCHEN/DINER 9'1" x 13'3" (2.78 x 4.06)

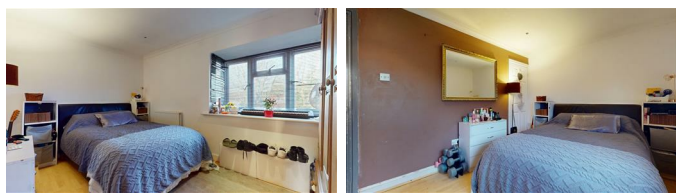


Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Space for freestanding cooker. Plumbing for washing machine. Space for fridge freezer. Splash back tiling. Tiled flooring. Double glazed window and door to rear. Double panelled radiator. Wall mounted boiler. Skimmed ceiling with inset lighting.

FIRST FLOOR LANDING

Doors to all rooms. Loft access.

BEDROOM ONE 8'11" x 13'3" (2.72 x 4.04)



Box bay window to front. Built in cupboard. Double panelled radiator.

BEDROOM TWO 9'0" x 6'8" (2.76 x 2.04)

Double glazed window to rear. Double panelled radiator.

BATHROOM



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

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated side access. Outside tap.

FRONT GARDEN

Block paved driveway and shingle area.

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 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

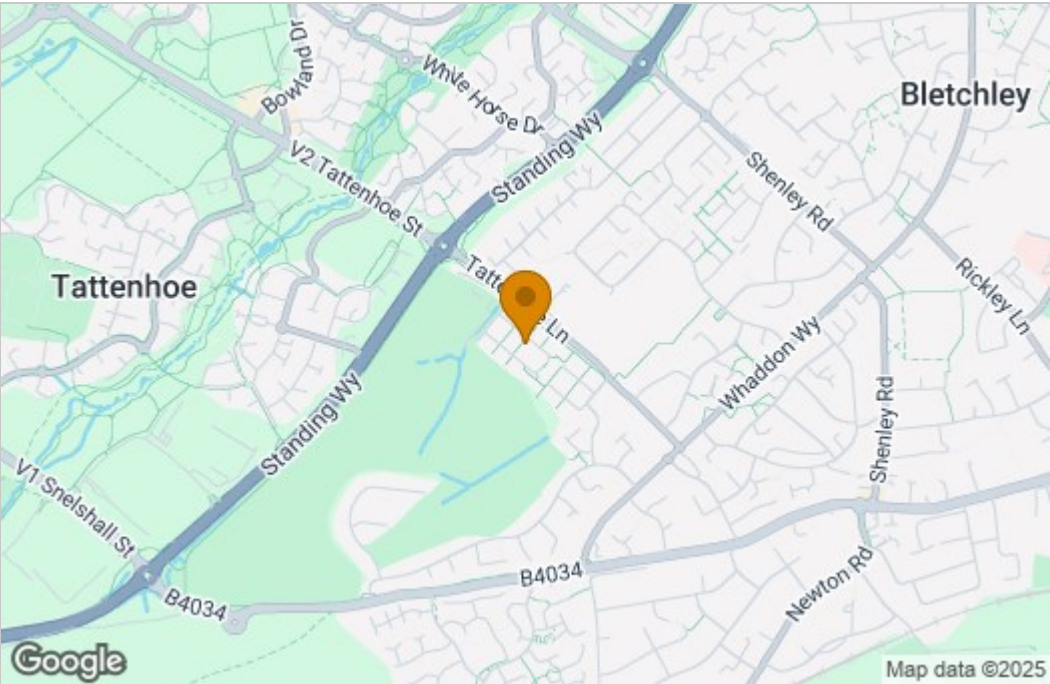
decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

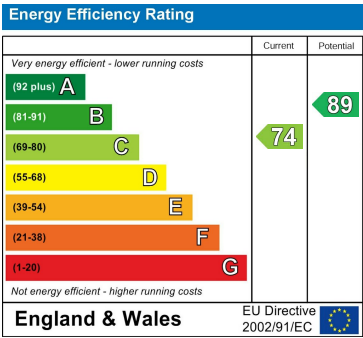


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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