



# Cauldwell

PROPERTY SERVICES



## 31 Bettina Grove

Bletchley, Milton Keynes, MK2 3AW

Offers Over £290,000





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## COUNCIL TAX BAND

Council tax band C. Sourced from <https://www.gov.uk/council-tax-bands>

## ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Frosted double glazed window to front. Door to living room.

## LOUNGE/DINER

21'7" x 12'1" (6.6 x 3.69)

Double glazed window to front and side. Understairs storage cupboard. Two radiators. Door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

9'2" x 14'8" (2.81 x 4.48)

Double glazed windows to rear. Sliding double glazed doors to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Space for freestanding cooker. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Splash back tiling. Extractor.

## FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to side. Loft access.

## BEDROOM ONE

9'2" x 9'5" (2.81 x 2.88)

Double door wardrobe with sliding mirror doors. Further double door airing cupboard. Double glazed window to rear. Radiator.

## BEDROOM TWO

9'11" x 8'1" (3.04 x 2.48)

Double glazed window to front. Radiator.

## BEDROOM THREE

6'9" x 10'3" (2.07 x 3.14)

Recess area.

Double glazed window to front. Radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to side

## REAR GARDEN

Enclosed and laid to slate. Patio area. Gated side access.

## FRONT GARDEN

Laid mainly to lawn with miniature brick wall and picket fence surround. Hardstanding 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 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

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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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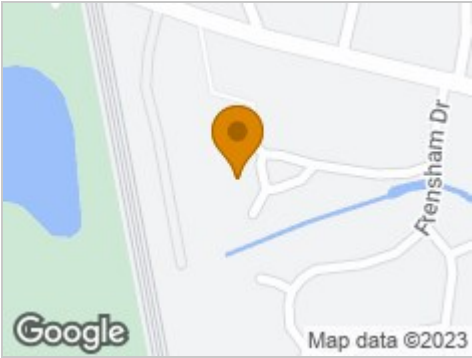
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Road Map



Hybrid Map



Terrain Map



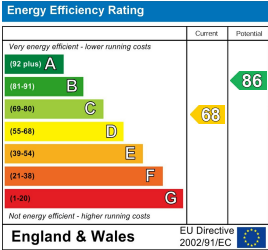
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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