Cauldwell

PROPERTY SERVICES



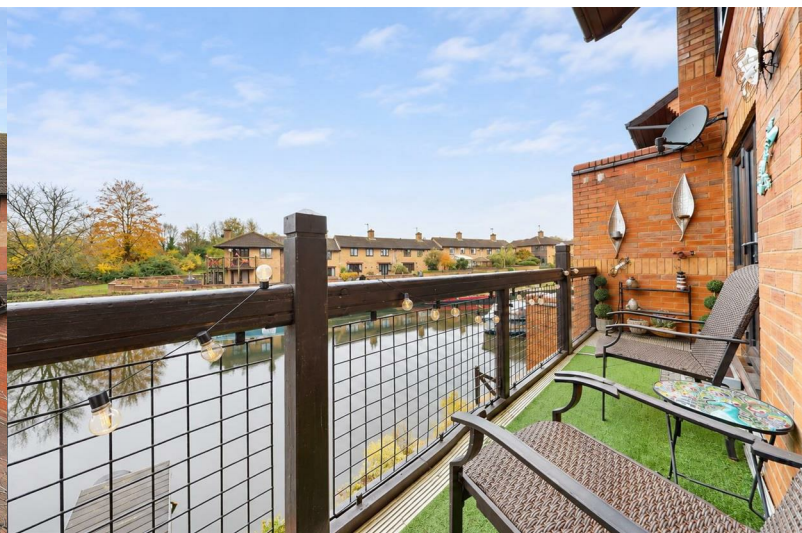
11 Skeats Wharf

Pennyland, Milton Keynes, MK15 8AY

£685,000

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ENTRANCE HALL
Composite door to front. Obscure double glazed window to side Feature tiled mosaic flooring. Victorian style radiators. Stairs up and down. Telephone point.

LOWER LEVEL HALLWAY
Sliding door to kitchen/dining room. Door to storage cupboard. Door to cloakroom

CLOAKROOM
Double glazed obscure window to side. Two piece suite comprising wash hand basin and close coupled wc. Mosaic tiled flooring. Radiator. Automatic light sensor.

KITCHEN/DINING ROOM
19'10" x 13'4" max (6.06 x 4.07 max)
Double glazed window to rear. Double glazed French doors to rear. Fitted with a modern range of wall and base units with worksurfaces incorporating Belfast sink. Electric oven and grill, four ring gas hob and extractor hood, Space for American style fridge freezer. Integral dishwasher, tumble dryer and washing machine. Victorian style radiator. LED lighting. Central island area with breakfast bar, storage and work top. Under cupboard. Lighting.

LANDING 1
Double glazed window to side. Victorian style radiator. Stairs to second landing. Feature oak framed glass balustrade to living room.

LIVING ROOM
19'9" x 13'1" (6.04 x 4.01)
max into recess
Two sets of double glazed French doors with double glazed windows to rear with fitted shutters. Fireplace with wood burning stove. Television and fibre internet points. Radiator.

BALCONY
Decked flooring. Overlooking marina.

LANDING 2
Stiars to landing 3. Door to bedroom one

BEDROOM ONE
14'0" x 12'10" (4.28 x 3.93)
Double glazed window to front with fitted shutters. Victorian style radiator. Fitted air conditioning unit. Two double wardrobes. LED lighting. Door to ensuite.

ENSUITE
Double glazed obscure window to front with shutters. Re-fitted suite comprising walk in shower with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Wooden work top. Wall mounted medicine cabinet. Exposed brick wall. LED lighting and under counter LED lighting.

LANDING 3
Double glazed window to side. Stairs to landing 4.

BEDROOM THREE
13'7" x 9'8" (4.15 x 2.97)
Double glazed window to rear. Radiator.

BEDROOM FOUR
9'10" x 10'3" (3.00 x 3.13)
Double glazed window to rear. Radiator.

LANDING 4
Airing cupboard housing hot water cylinder and central heating boiler.

BEDROOM TWO
14'1" x 12'11" (4.31 x 3.95)
Double glazed window to front with fitted shutters. Radiator. Built in wardrobe. Feature wood panelling to walls. LED lighting.

BATHROOM
Double glazed obscure window with shutters. Walk in shower with mains shower, wash hand basin and close coupled wc, Worktop space. Shaver point. Heated towel rail, LED lighting. Shaver point. Cabinet. Mosaic tiling. Access to loft space.

REAR GARDEN
Block paved patio area with power and mooring.

FRONT GARDEN
Block paved driveway parking. Outside power.

GARAGE
Up and over door to front.

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.

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.









Road Map



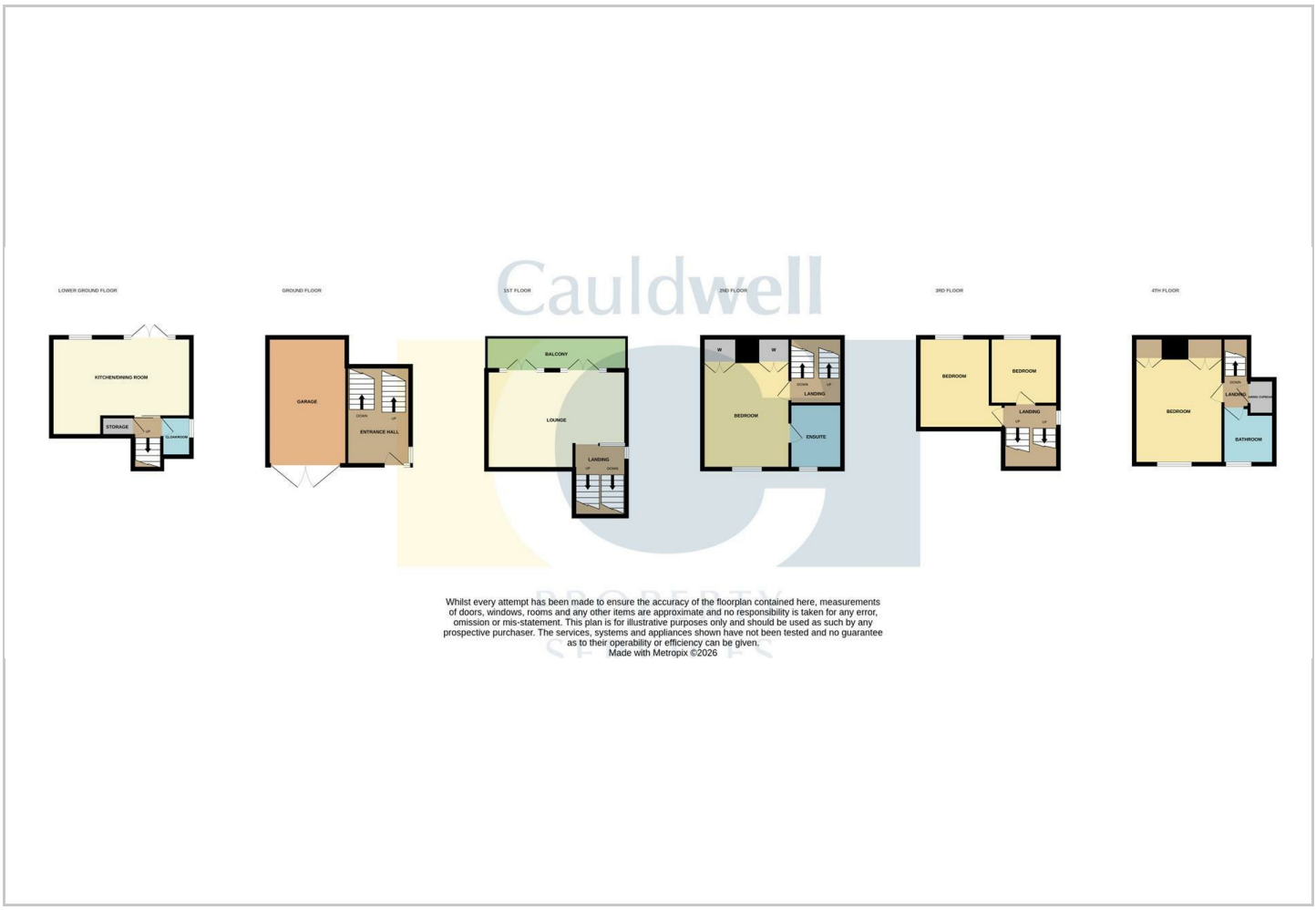
Hybrid Map



Terrain Map



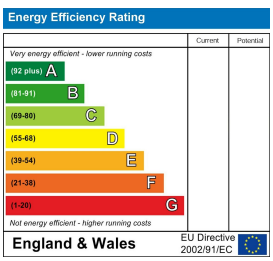
Floor Plan



Viewing

Please contact our Cauldwell Property Sales 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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