Cauldwell

PROPERTY SERVICES

12 Portland Court

Oakridge Park, Milton Keynes, MK14 6GW

Offers Over £500,000

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ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing with understairs storage cupboard.

LIVING ROOM
17'9" x 10'7" (5.42 x 3.24)
max into bay
Double glazed bay window to front. Two radiators. Television point. Internet point.

KITCHEN/DINING/FAMILY ROOM
20'1" x 14'9" (6.13 x 4.51)
Double glazed windows and double glazed French doors to rear. Fitted range of wall and base units with Quartz worksurfaces. Tiled splash backs. Electric oven and microwave/secondary oven/grill with induction hob and extractor hood. Integral fridge freezer and dishwasher. Plumbing for washing machine. One and half bowl sink drainer. Over cupboard lighting and LED lighting. Radiator. Breakfast bar seating area.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

FIRST FLOOR LANDING
Stairs from entrance hall. Stairs to second floor landing. Airing cupboard.

BEDROOM TWO
11'4" x 10'6" (3.47 x 3.22)
Double glazed window to front. Radiator. Built in wardrobe. Door to ensuite.

ENSUITE
Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Cabinet. Extractor fan. Heated towel rail. LED lighting.

BEDROOM THREE
10'7" x 10'6" (3.25 x 3.22)
Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM FOUR
9'3" x 7'1" (2.82 x 2.17)
Double glazed window to rear. Radiator.

BEDROOM FIVE
5'11" x 5'11" (1.81 x 1.81)
Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising bath with mixer tap and mains shower with glass screen, close coupled wc and wash hand basin. Heated towel rail. Extractor fan. LED lighting.

SECOND FLOOR LANDING
Double glazed sky light window to front. Stairs from first floor.

BEDROOM ONE
11'10" x 18'9" max (3.61 x 5.72 max)
some restricted head height
Two double glazed windows with blinds to front and two double glazed sky lights to rear. Radiator. Eaves storage space. Fitted wardrobes. LED lighting.

SHOWER ROOM
10'4" x 7'5" (3.16 x 2.28)
Double glazed sky light to rear. Three piece suite comprising walk in shower cubicle with mains shower, wash hand basin in vanity unit and close coupled wc. Extractor fan. Heated towel rail. Shaver point. LED lighting. Tiled flooring.

FRONT GARDEN
Small front garden area with shaped flower beds,.

Tel: 01908 304480

GARAGE

Up and over door to front. Driveway. Door to rear garden. Power and light,.

REAR GARDEN

Laid to lawn with rear width patio area and shaped mature flower beds and borders with raised decking area. Gated access to side. Outside tap. Timber storage shed.

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

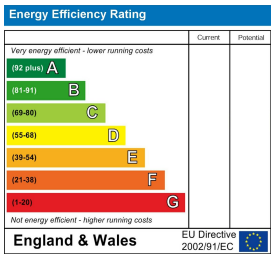
Terrain Map

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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