



# Cauldwell

PROPERTY SERVICES



## 4 Ulverscroft

Monkston, Milton Keynes, MK10 9DD

Offers Over £300,000



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## ENTRANCE HALL

Front entrance door.

## KITCHEN

11'8" x 9'9" (3.58 x 2.99)

Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Space for freestanding cooker. Extractor hood. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Stairs to first floor. Concealed wall mounted boiler. Two double glazed windows to front. Radiator.

## LOUNGE/DINER

11'9" x 14'2" (3.59 x 4.33)

Sliding double glazed doors to rear. Coving to textured ceiling. Double panelled radiator.

## FIRST FLOOR LANDING

Double glazed window to side. Door to all rooms. Access to loft.

## BEDROOM ONE

11'10" x 8'10" (3.62 x 2.71)

Double glazed window to rear. Radiator.

## BEDROOM TWO

8'6" x 11'9" (2.61 x 3.59)

Double glazed window to front. Built in cupboard. Radiator.

## SHOWER ROOM

Re-fitted suite comprising tiled shower cubicle, low level wc and wash hand basin. Heated towel rail. Tiled walls. Tiled flooring. Extractor.

## REAR GARDEN

Enclosed rear garden laid mainly to lawn with patio area. Wooden fence surround. Gated side access.

## SINGLE GARAGE

Up and over door. Driveway.

## FRONT GARDEN

Laid to pebbles.

## COUNCIL TAX BAND

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

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.

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

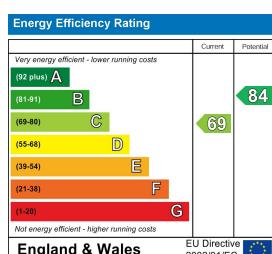


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.  
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## 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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