



Cauldwell

PROPERTY SERVICES



10 Crosby Court

Crownhill, Milton Keynes, MK8 0DD

Asking Price £375,000



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ENTRANCE HALL

UPVC double glazed door to side. Part panelled walls. Doorway to living room.

LIVING ROOM

16'7" x 14'5" (5.08 x 4.41)

Double glazed window to front. Two radiators. Electric fire with feature panelled wall behind. Television and telephone point. Stairs to first floor landing with under stairs storage cupboard. Arch to kitchen/diner.

KITCHEN/DINER

14'6" x 9'1" (4.42 x 2.79)

Double glazed window and double glazed French doors to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and grill, four ring electric hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted boiler. Radiator.

CONSERVATORY

12'0" x 9'10" (3.66 x 3.01)

Brick and UPVC double glazed construction with double glazed French doors to rear. Glass roof. Radiator. Tiled flooring. Power points.

FIRST FLOOR LANDING

Stairs from living room. Access to loft space. Airing cupboard.

BEDROOM ONE

10'9" x 10'0" (3.29 x 3.07)

Double glazed window to front. Radiator. Built in wardrobes with mirrored sliding doors. Feature panelled walls. Door to ensuite.

ENSUITE

Double glazed obscure window to side. New re-fitted suite comprising shower cubicle with mains shower and rainfall head, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled flooring. Part tiled walls. Fitted mirror. Extractor fan.

BEDROOM TWO

7'1" x 7'6" (2.17 x 2.31)

Double glazed window to rear. Radiator.

BEDROOM THREE

8'9" x 6'6" (2.69 x 2.00)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to side. A modern refitted suite comprising bath with mains shower and additional rainfall head and folding glass shower screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled flooring. Part tiled walls. Extractor fan.

FRONT GARDEN

Slate stone and shingle stone beds with planting. Brick storage shed. Gated access to rear

REAR GARDEN

Laid mainly to decking with slate stone borders. Gated access to front.

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.

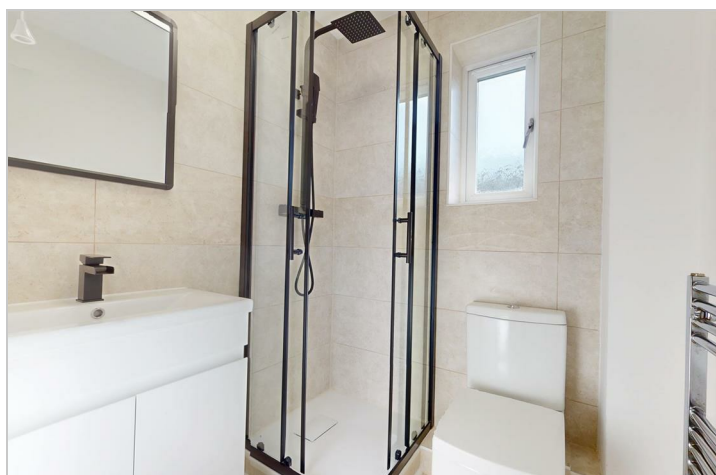
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

5. Anti Money Laundering Verification checks

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.



Road Map



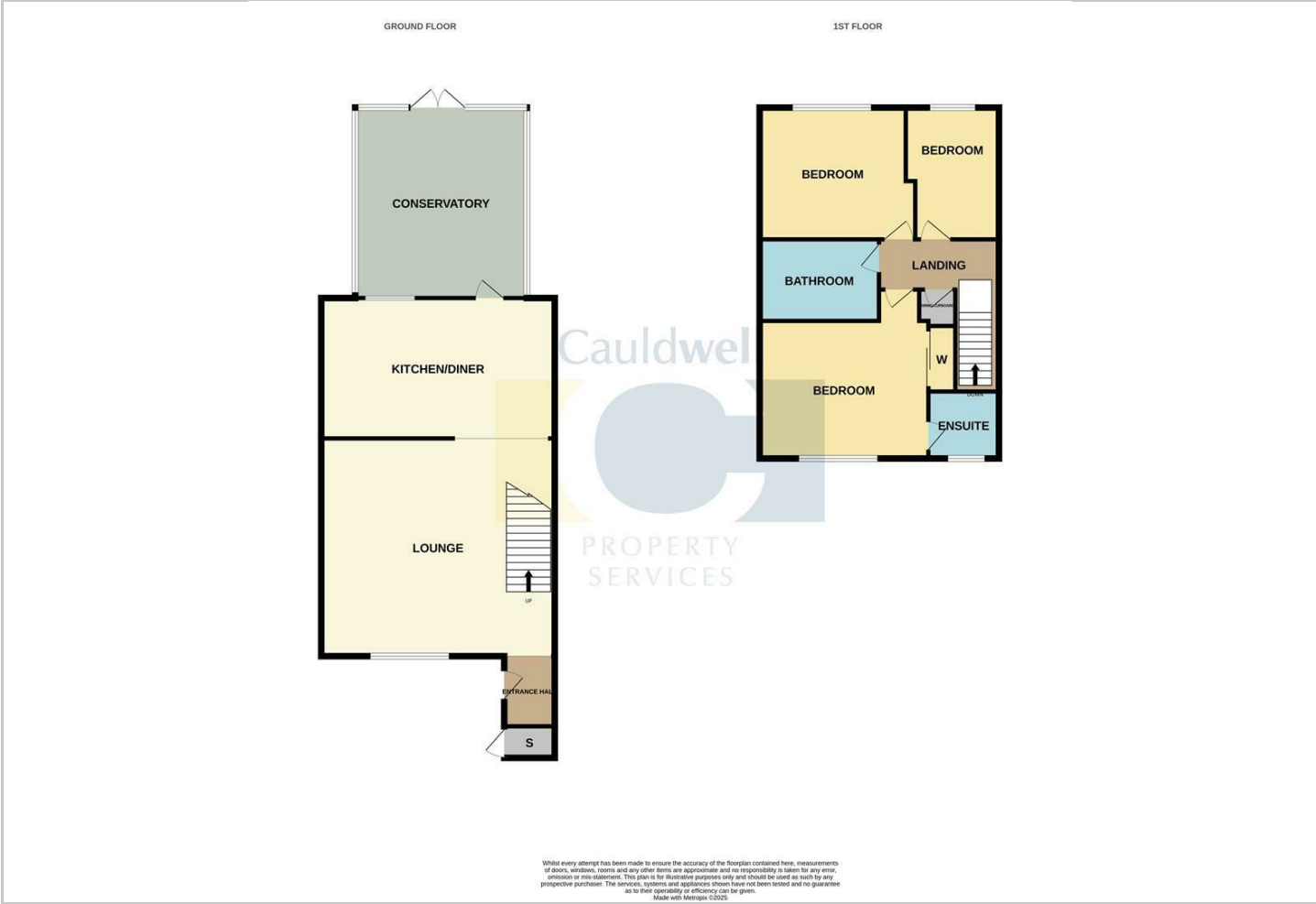
Hybrid Map



Terrain Map



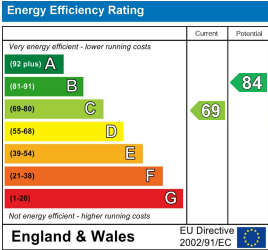
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.