



# Cauldwell

PROPERTY SERVICES



## 12 Rolvenden Grove

Kents Hill, Milton Keynes, MK7 6HZ

£225,000



# 12 Rolvenden Grove

Kents Hill, Milton Keynes, MK7 6HZ

£225,000



## ENTRANCE

Entrance through double glazed composite door to the front. Door to kitchen and door to living/dining room.

## KITCHEN

12'4" x 5'8" (3.77 x 1.74)

Double glazed windows to the front and side. Fitted wall and base units with work surfaces. Stainless steel sink, drainer and mixer tap. Space for fridge freezer. Plumbing for washing machine. Electric oven with electric hob and extractor over. Electric heater.

## LIVING/DINING ROOM

14'8" x 13'10" (4.49 x 4.22)

Maximum measurements. Double glazed bay window to the front. TV and internet connection points. Two electric heaters. Stairs to first floor.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM ONE

10'7" x 12'4" (3.24 x 3.78)

Maximum measurements into recess. Double glazed window to the front. Electric heater. Airing cupboard.

## BEDROOM TWO

8'10" x 5'11" (2.71 x 1.81)

Double glazed window to the front. Electric heater.

## BATHROOM

Frosted double glazed window to the side. Bath with mains shower. Hand wash basin with mixer tap. Low level wc. Electric heater. Extractor fan.

## FRONT

Front garden laid to lawn. Allocated parking to the front. Visitors parking available.

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.

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.

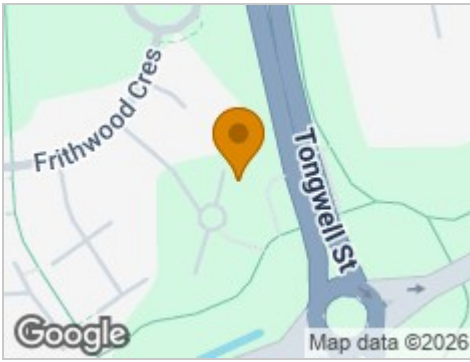
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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



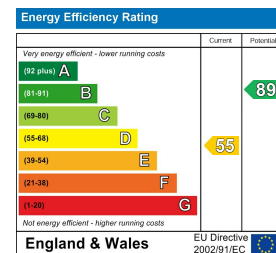
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.