



Cauldwell

PROPERTY SERVICES



39 Rosemullion Avenue

Tattenhoe, Milton Keynes, MK4 3AH

Offers Over £340,000



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ENTRANCE HALL

UPVC double glazed door and window to side. Tiled flooring. Stairs to first floor landing. Radiator.

LIVING/DINING ROOM

18'6" x 16'11" max (5.66 x 5.17 max)

Measured into bay.

Double glazed bay window to side. Double glazed patio doors to rear. Three radiators. Television point. Telephone point. Understairs storage cupboard.

KITCHEN

8'10" x 7'0" (2.71 x 2.15)

Two double glazed windows to front. Fitted wall and base units with worksurfaces. Sink drainer unit. Electric oven and extractor hood. Integral fridge. Plumbing for dishwasher and washing machine. Wall mounted boiler.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Wall mounted cabinet. Tiled flooring.

FIRST FLOOR LANDING

Dog leg stairs to entrance hall Access to loft space. Airing cupboard.

BEDROOM ONE

14'8" x 8'11" (4.48 x 2.74)

Double glazed windows to front and side. Built in wardrobes. Telephone point.

BEDROOM TWO

12'2" x 8'3" (3.72 x 2.54)

Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM THREE

9'4" x 8'10" max (2.87 x 2.71 max)

Measured into bay.

Double glazed bay window to side. Radiator. Telephone point.

BATHROOM

Three piece suite comprising bath with mixer tap and shower attachment with glass screen, wash hand basin and close coupled wc. Shaver point. Radiator. Extractor fan. Wall mounted cabinet.

FRONT GARDEN

Block paved driveway parking with shingle stone bedding area.

REAR GARDEN

Low maintenance garden with sandstone patio area, flower beds and borders. Gated access to rear leading to driveway.

GARAGE

Up and over door, power and light. Part boarded loft space. Driveway parking.

All measurements are approximate.

The area measurements are taken from the government EPC register.

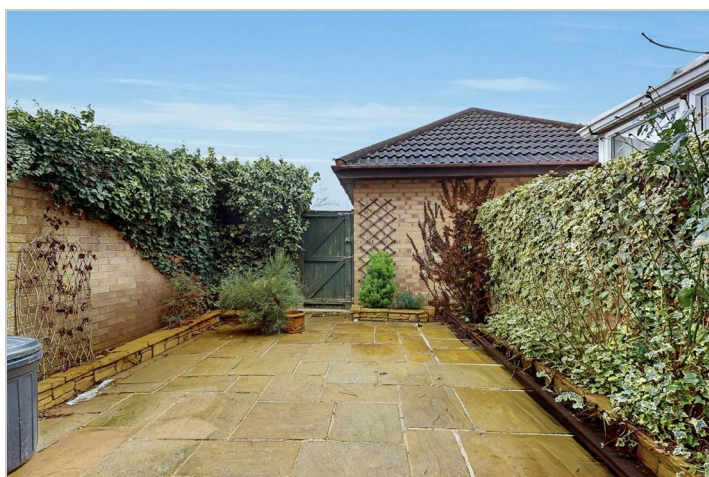
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An aerial map of the Tattenhoe area. A red location pin is placed in the center of the residential area. The map shows streets including 'V2.Tattenhoe St' and 'Tandling Wy'. The word 'Tattenhoe' is written in large white letters on the left. At the bottom, there is a small text overlay: 'bus, Landsat / Copernicus, Maxar Technologies'.

GROUND FLOOR

1ST FLOOR

The floor plan is divided into two sections: GROUND FLOOR and 1ST FLOOR. The GROUND FLOOR includes a large LOUNGE/DINER, a KITCHEN, an ENTRANCE HALL with stairs leading UP, and a CLOAKROOM. The 1ST FLOOR includes two BEDROOMS, a BATHROOM, and a LANDING with stairs leading DOWN. A watermark for 'Cauldwell PROPERTY SERVICES' is overlaid on the plan.

LOUNGE/DINER

KITCHEN

ENTRANCE HALL

CLOAKROOM

UP

BEDROOM

BEDROOM

BATHROOM

LANDING

DOWN

W

PROPERTY SERVICES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not energy efficient - higher running costs			

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