

Cauldwell

PROPERTY SERVICES



5 Hambleton Grove

Emerson Valley, Milton Keynes, MK4 2JS

£214,995



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COUNCIL TAX BAND

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

ENTRANCE HALL

Front entrance door. Understairs storage cupboard. Double door airing cupboard housing boiler and water tank. Doors to all rooms.

LIVING ROOM

13'1" x 10'11" (3.99 x 3.34)

Double glazed window to front. Radiator.

KITCHEN

9'8" x 6'0" (2.97 x 1.85)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Radiator. Double glazed window to side.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to side.

MASTER BEDROOM

9'11" x 9'9" (3.04 x 2.98)

Double glazed window to rear and side. Radiator.

BEDROOM TWO

6'8" x 8'9" (2.04 x 2.69)

Double glazed window to rear. Radiator.

REAR GARDEN

A generous secluded rear garden, laid mainly to lawn with decking area. Wooden fence surround. Gated side access. Driveway to side.

FRONT PHOTO

REAR PHOTO

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, Key Conveyancing 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



Road Map



Hybrid Map

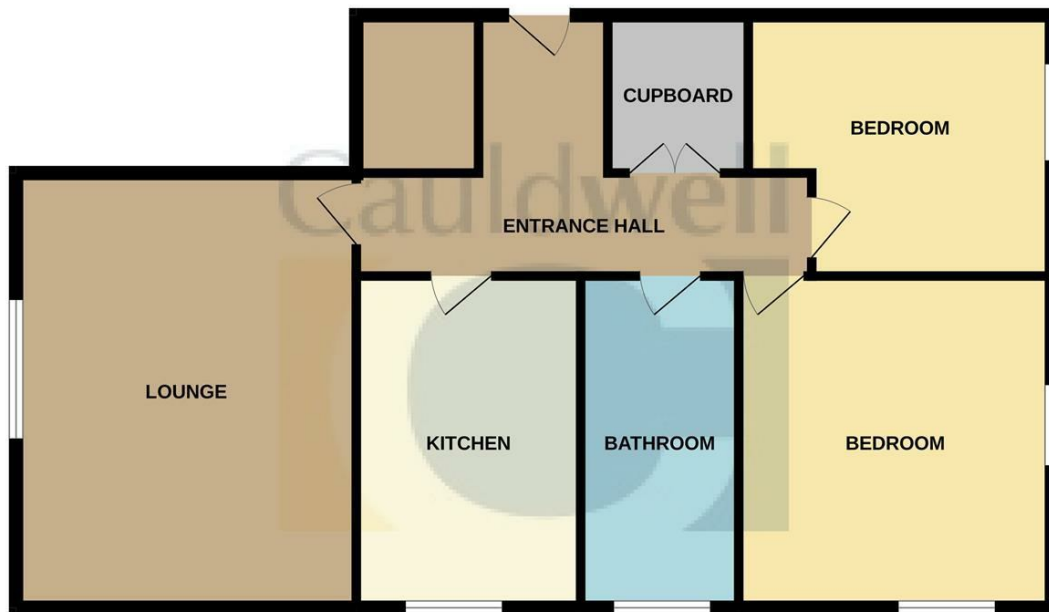


Terrain Map



Floor Plan

GROUND FLOOR

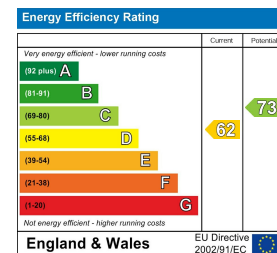


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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