



Cauldwell

PROPERTY SERVICES



38 Hambleton Grove

Emerson Valley, Milton Keynes, MK4 2JS

£290,000



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ENTRANCE HALL

Double glazed obscure window and UPVC door to front. Internet fibre connection point. Radiator. Stairs to first floor landing with understairs storage cupboard. Part panelled walls.

KITCHEN

10'6" x 6'3" (3.21 x 1.91)

Double glazed window to front. Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and four ring hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Radiator.

LIVING/DINING ROOM

15'6" x 12'2" (4.73 x 3.71)

Double glazed window and patio doors to rear. Radiator. Television point.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space. Part panelled walls.

BEDROOM ONE

12'5" x 9'10" (3.79 x 3.01)

Double glazed window to rear. Radiator.

BEDROOM TWO

9'3" x 9'3" (2.82 x 2.82)

Two double glazed windows to front. Built in wardrobe. Cupboard housing boiler.

BATHROOM

Modern three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled walls. Lit mirror. Extractor fan.

FRONT GARDEN

Small shingle stone garden area. Block paved driveway parking.

REAR GARDEN

Laid to lawn with patio extending to the side and decking area with pergola and lighting.

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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Tel: 01908 304480

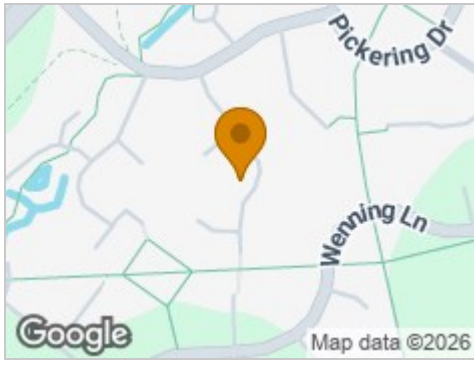
IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.



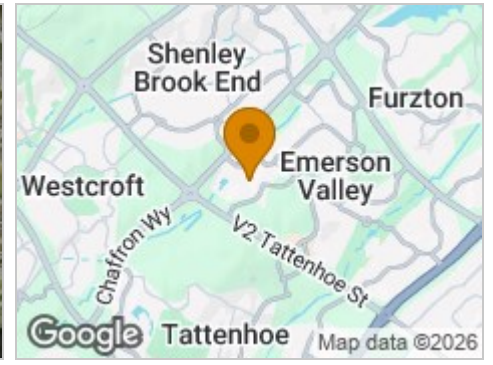
Road Map



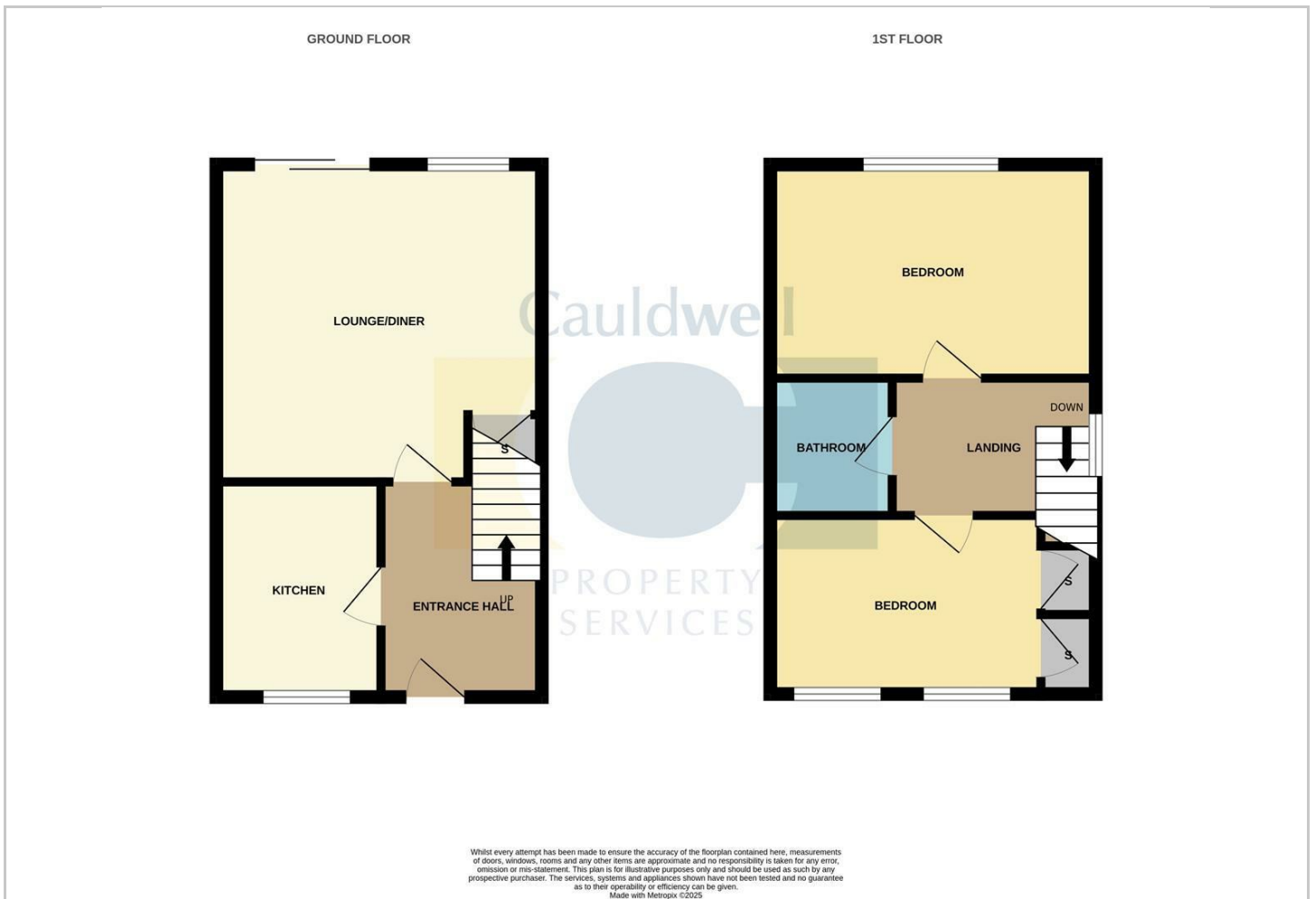
Hybrid Map



Terrain Map



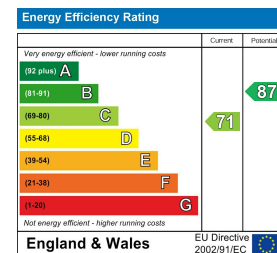
Floor Plan



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.