Cauldwell

PROPERTY SERVICES

2 Yeats Close

, Newport Pagnell, MK16 8RD

Asking Price £612,500

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ENTRANCE HALL
Solid oak double glazed door and windows to front. Stairs to first floor landing. Understairs storage cupboard. Wood and tiled flooring. Radiator. Internet and telephone point.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Tiled flooring. Heated towel rail.

LIVING ROOM
17'7" x 12'2" (5.38 x 3.73)
Double glazed bow window to front. Radiator. Electric fireplace. Television point.

OPEN PLAN KITCHEN/FAMILY ROOM
21'0" x 17'1" (6.42 x 5.22)
Two sets of double glazed bi folding doors to rear. Three double glazed sky light windows to rear. Fitted range of wall and base units with worksurfaces Rangemaster oven with extractor hood over. Space for fridge freezer. Belfast sink with mixer tap. Victorian style radiator. Exposed beams. Traditional radiator. Television points.

UTILITY ROOM
8'9" x 7'6" (2.69 x 2.31)
Double glazed stable door and window to side. Fitted wall and base units with worksurfaces. Belfast sink. Plumbing for washing machine and dishwasher. Heated towel rail. Door to study.

STUDY
8'4" x 8'7" (2.56 x 2.64)
Double glazed window to rear. Double glazed sky light window to rear. Radiator.

INTEGRAL GARAGE/STUDIO SPACE
17'9" x 9'7" (5.43 x 2.94)
Double doors to front. Storage cupboard housing electric meters. Power and lighting. Radiator. Maple flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE
15'9" x 9'8" (4.82 x 2.97)
Double glazed window to front. Radiator. Door to ensuite.

ENSUITE
9'8" x 5'2" (2.97 x 1.58)
Double glazed window to rear. Three piece suite comprising corner bath with mixer tap, shower cubicle with mains shower and wash hand basin in vanity surround. Close coupled wc. Victorian style heated towel rail. Part tiled walls. Tiled flooring Shaver point.

BEDROOM TWO
11'5" x 9'6" (3.50 x 2.91)
Double glazed window to rear. Radiator.

BEDROOM FOUR
7'2" x 9'8" (2.20 x 2.97)
Double glazed window to front. Radiator.

BATHROOM
Double glazed window to rear. Three piece suite comprising bath with shower attachment, shower cubicle with mains shower, wash hand basin and close coupled wc. Tiled flooring Part tiled walls. Victorian style radiator.

BEDROOM THREE
10'0" x 9'7" (3.06 x 2.93)
Double glazed window to front. Radiator.

Tel: 01908 304480

FRONT GARDEN

Mature flower beds and plants. Block paved driveway for parking.

REAR GARDEN

Shingle stone and slate stone paved patio areas. Raised flower beds. Further patio and lawn area. Timber summer house with power. Gated access to front. Timber shed. Outside tap.

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.

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.

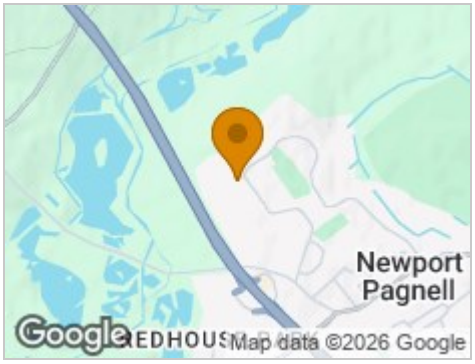
6. Photography

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.

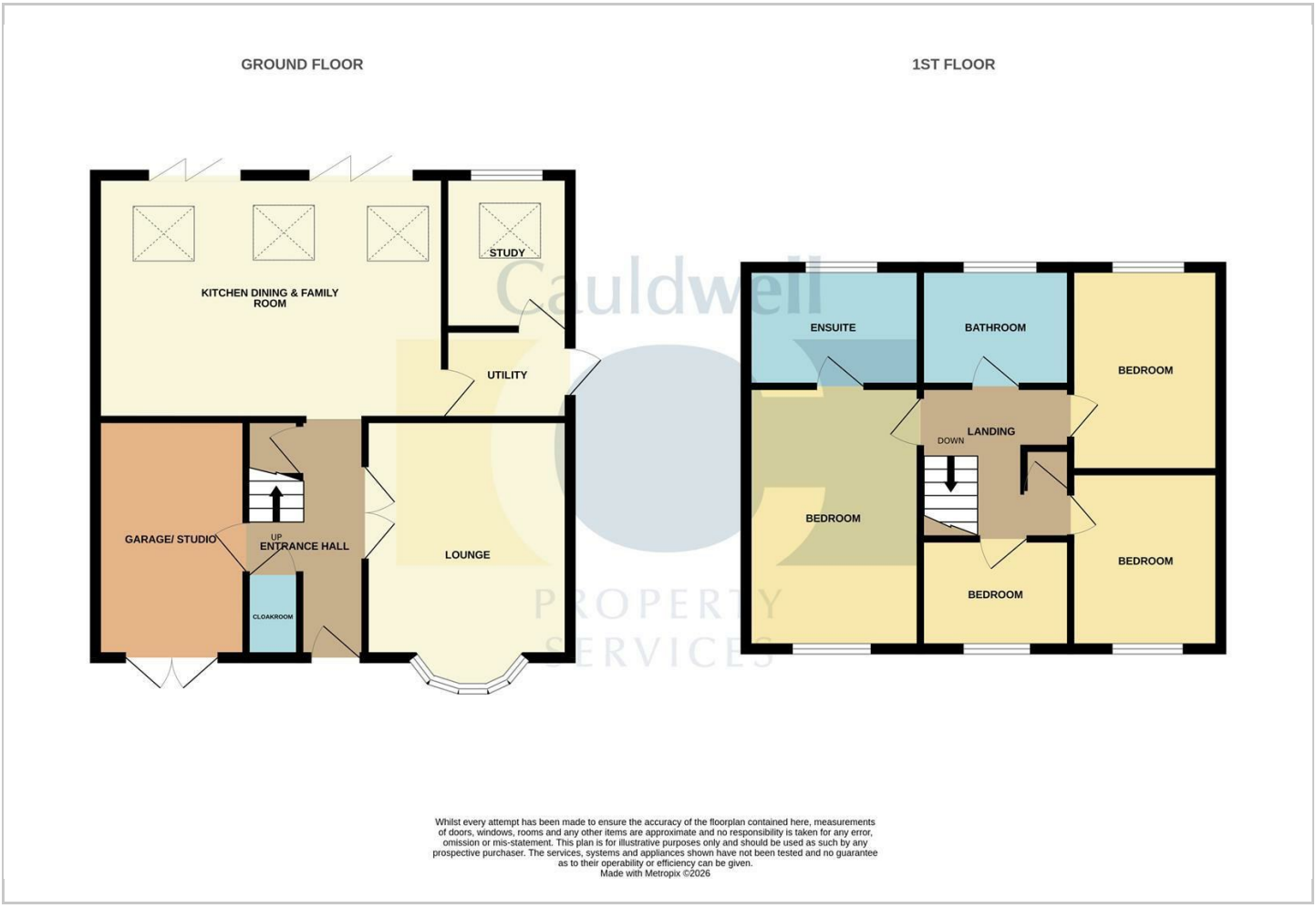
Road Map

Hybrid Map

Terrain Map



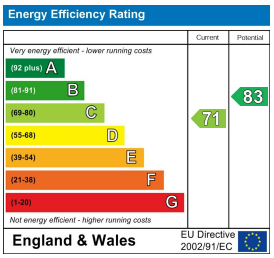
Floor Plan



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

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