Cauldwell

PROPERTY SERVICES



26 Buckingham Gate

Eaglestone, Milton Keynes, MK6 5AA

£285,000

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ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor landing. Radiator.

CLOAKROOM
Two piece suite. Frosted double glazed window to the front. Low level wc, wash hand basin,

KITCHEN
9'2" x 11'11" (2.81 x 3.65)
Maximum measurements. Double glazed window to the front. Kitchen fitted with a range of wall and base units. Worksurfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Gas oven. Washing machine. Space for fridge freezer.

LIVING/DINING ROOM
15'8" x 13'11" (4.80 x 4.25)
Double glazed windows to rear and side. Double glazed door to rear. Two radiators. Under stair storage cupboard. TV and internet connection points.

FIRST FLOOR LANDING
Two storage cupboards. Storage cupboard housing combination boiler.

BEDROOM ONE
8'6" x 14'0" (2.60 x 4.27)
Double glazed window to the rear. Radiator. Built in wardrobe with sliding mirrored doors.

BEDROOM TWO
8'6" x 10'2" (2.60 x 3.10)
Double glazed window to the front. Radiator,

BEDROOM THREE
9'1" x 7'1" (2.79 x 2.16)
Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Frosted double glazed window to the front. Refitted suite. Bath with mixer tap, mains shower and fitted glass shower screen. Hand wash basin with mixer tap set into vanity unit. Low level wc. Shaver point, heated towel rail and extractor fan. Wall mounted medicine cabinet. Tiled walls.

FRONT
Paved front garden.

REAR GARDEN
Laid to lawn. Patio area. Gated access. Timber shed.

GARAGE AND PARKING
Garage in a block with off road parking in front.

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.

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



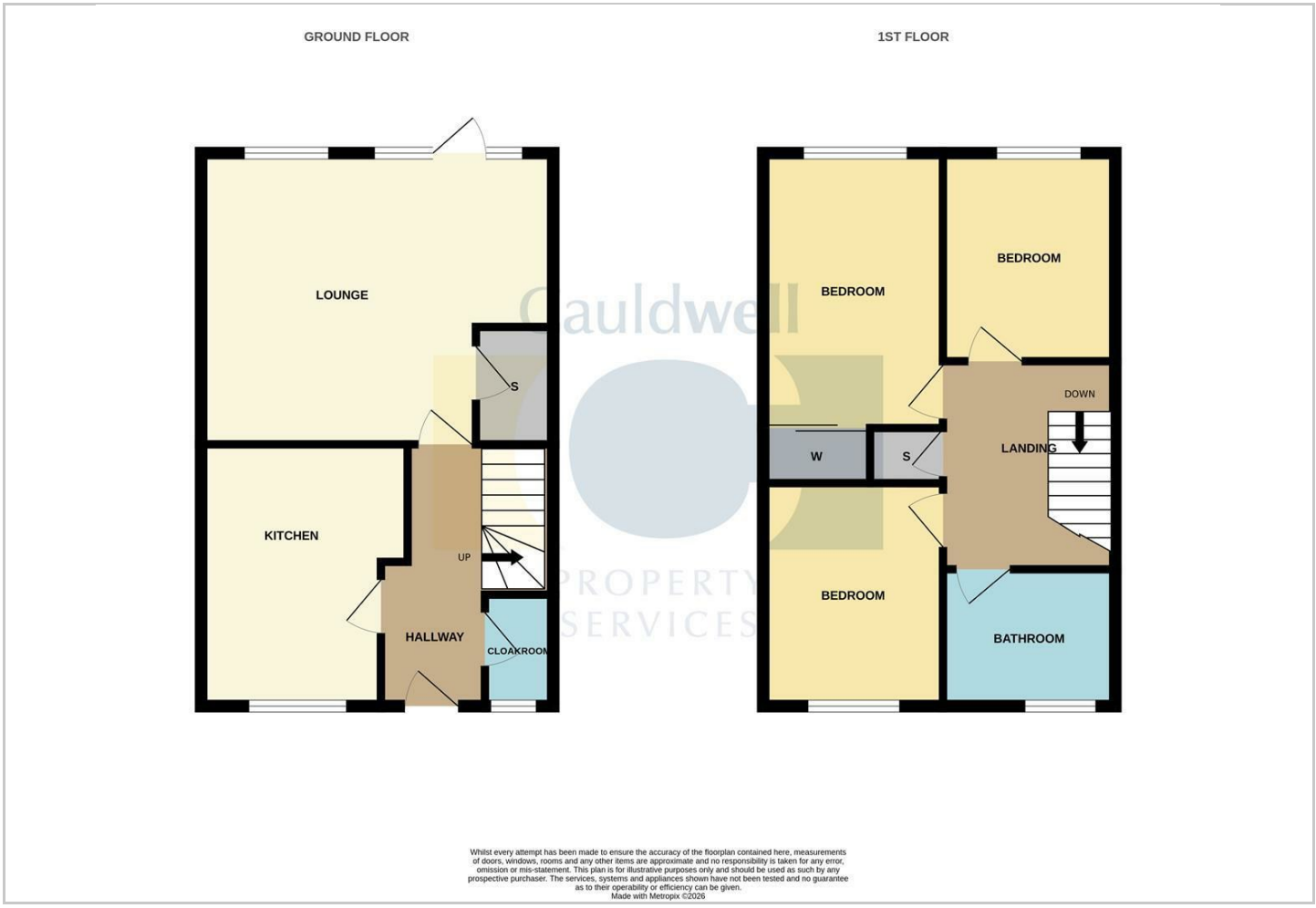
Hybrid Map



Terrain Map



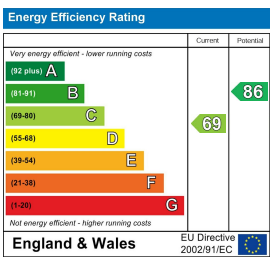
Floor Plan



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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