Cauldwell

PROPERTY SERVICES

12 Randall Drive

Oxley Park, Milton Keynes, MK4 4SZ

Offers Over £285,000

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ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing. Door to bedroom three.

BEDROOM THREE

16'11" x 8'2" (5.18 x 2.49)

Double glazed window to front. Understairs storage cupboard. Walk in storage cupboard with light. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Airing cupboard. Access to part boareded loft space. Radiator. Door to main bedroom.

BEDROOM ONE

17'8" x 9'3" (5.41 x 2.82)

Double glazed French doors to front with Juliette balcony. Two radiators. Built in wardrobes with mirror doors. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Shaver point Radiator. Extractor fan.

BEDROOM TWO

12'4" x 11'2" max (3.78 x 3.42 max)

Double glazed window to front. Radiator. Built in wardrobes with mirror door and chest of drawers.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan. Wall mounted mirror.

LIVING ROOM

14'5" x 12'6" (4.4 x 3.82)

Double glazed window to front. Radiator. Television point. Arch to dining room.

DINING ROOM

9'1" x 8'4" (2.77 x 2.56)

Double glazed window to front Radiator. Arch to kitchen.

KITCHEN

9'1" x 8'11" (2.78 x 2.74)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, four ring hob and extractor hood. Plumbing for washing machine and tumble dryer Space for fridge freezer. Wall mounted boiler . Extractor fan.

FRONT GARDEN

Small lawned garden area. Allocated parking in residents car park with visitor spaces.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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, 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

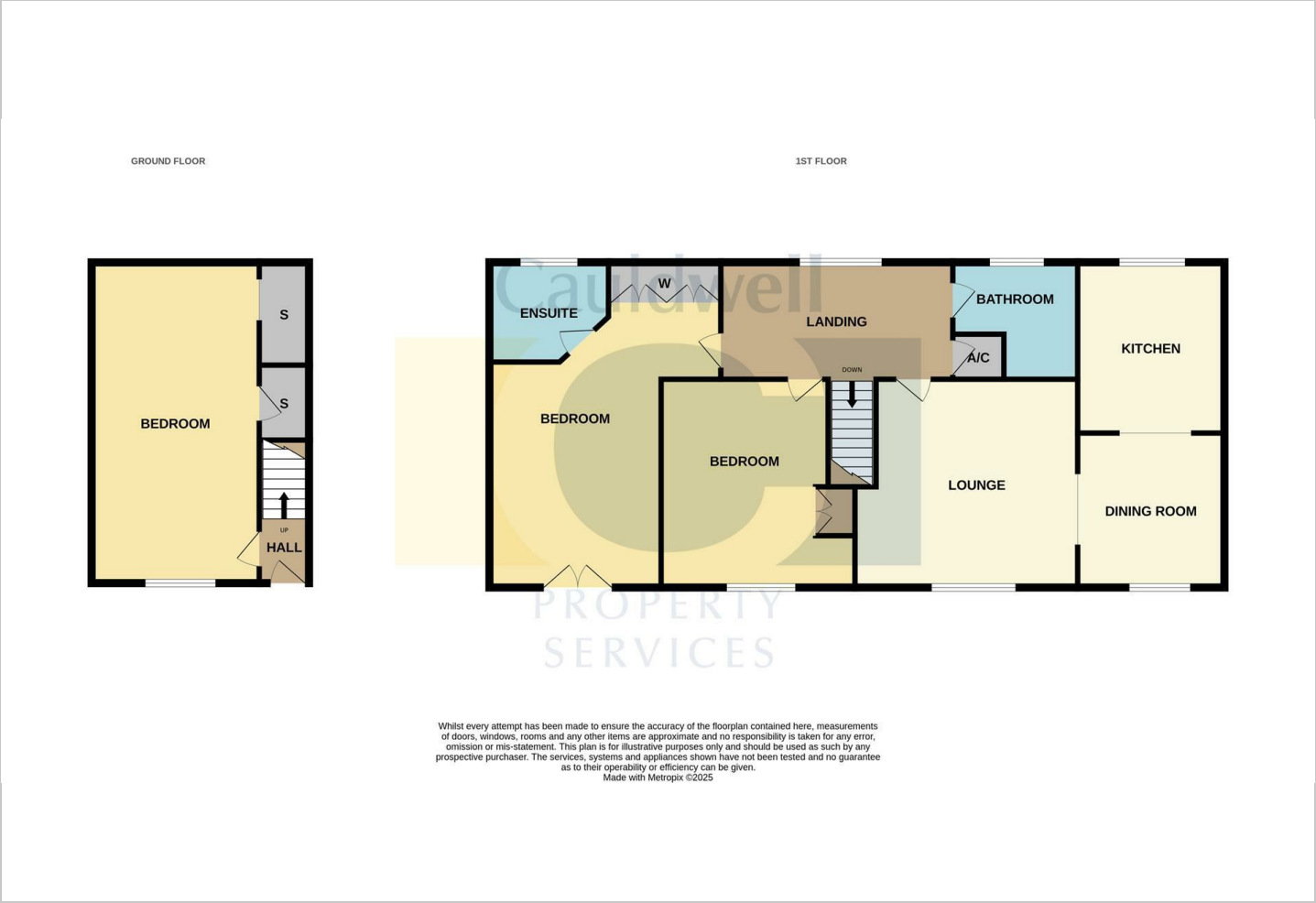
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Road Map

Hybrid Map

Terrain Map

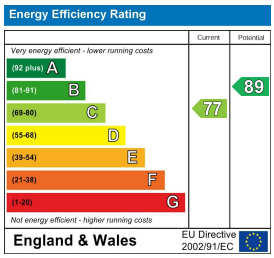
Floor Plan



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

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