Cauldwell

PROPERTY SERVICES

# 4 Old Mustard Mews

, Newport Pagnell, MK16 8FB

£325,000

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### ENTRANCE HALL

Entrance gained via Georgian-style double glazed French doors to the front aspect. Tiled flooring with underfloor heating, LED lighting, coat and shoe storage cupboard and stairs rising to the first floor landing with a useful under-stairs storage cupboard and glass ballustrades.

### BEDROOM ONE

13'1" x 11'2" (4.01 x 3.42)

Maximum measurements into recess. Double glazed sash window to the rear aspect, fitted wardrobes, TV point, and underfloor heating.

### BEDROOM TWO

11'3" x 9'5" (3.44 x 2.88)

Georgian-style double glazed French doors to the front aspect, air filtration system, and underfloor heating.

### BATHROOM

Fitted suite comprising a panelled bath with mixer tap, main shower over, and fitted glass shower screen. Hand wash basin with mixer tap, close-coupled WC, extractor fan, LED lighting, tiled flooring, and underfloor heating.

### OPEN PLAN LIVING AREA

19'8" x 14'2" (6.00 x 4.32)

Spacious open-plan living and dining space. Features Georgian-style double glazed windows and Georgian-style double glazed French doors to the front aspect, skylight windows, wall lights, TV connections, air filtration system, and under-floor heating.

### KITCHEN AREA

20'8" x 8'8" (6.30 x 2.66)

Fitted with a range of wall and base units with quartz work surfaces, incorporating a stainless steel sink with mixer tap and engraved drainer. Integrated appliances include an electric oven, four-ring gas hob with extractor hood over, integral fridge/freezer, integral dishwasher, and integral washing machine. Complete with an air filtration system, TV point, and underfloor heating.

### OUTSIDE

To the front of the property is a paved garden area enclosed by fencing. The property further benefits from allocated parking for one vehicle.

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

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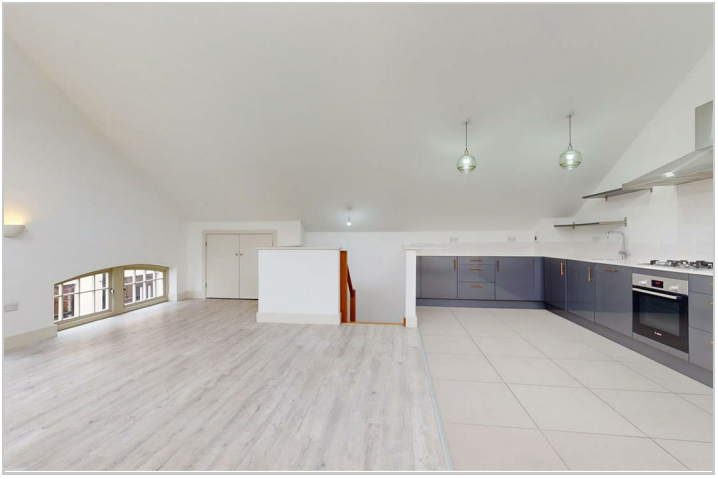
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

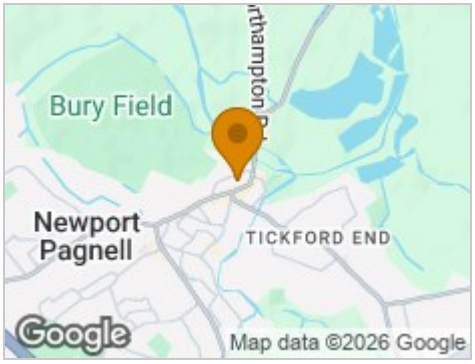
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



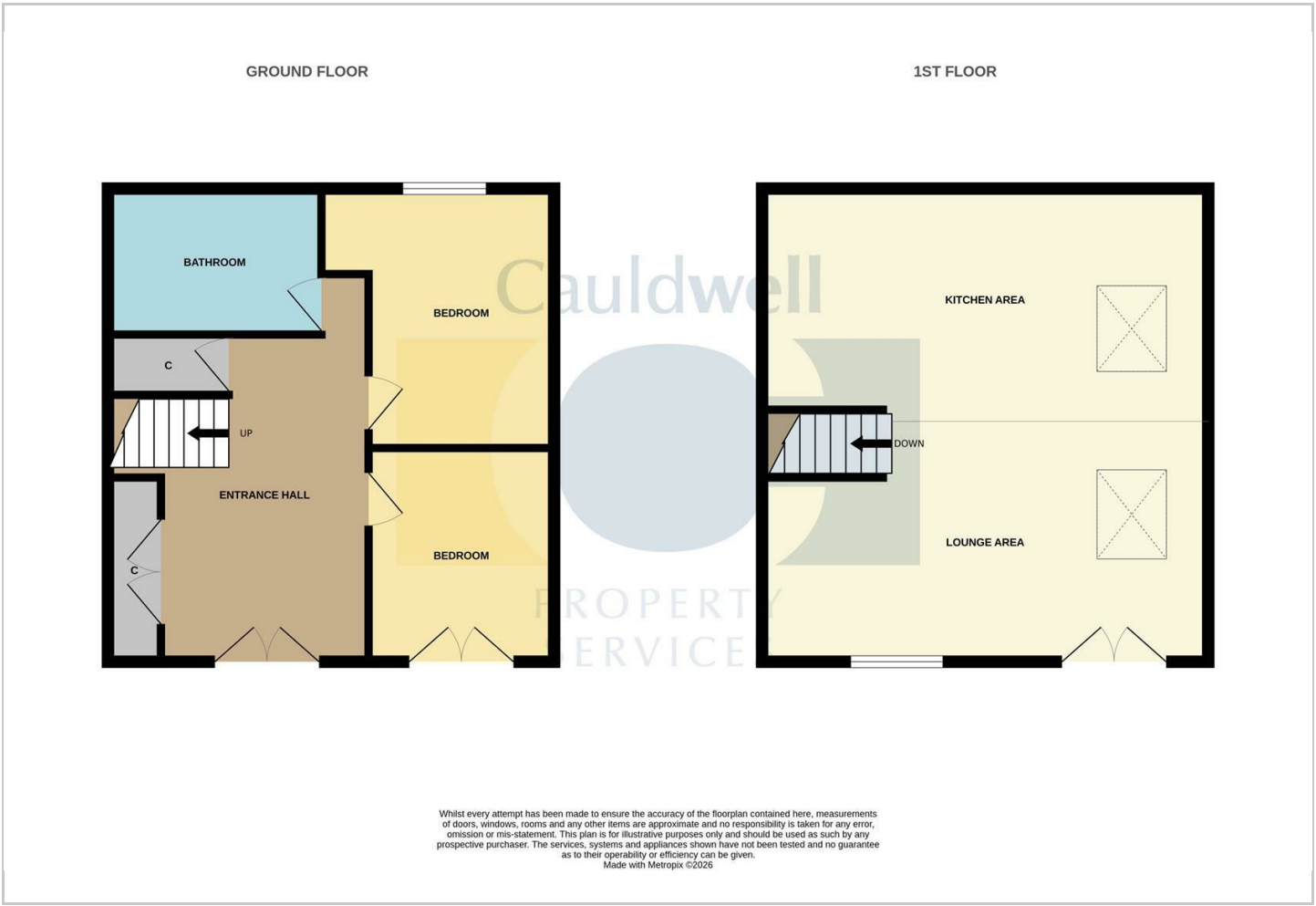
## Road Map

## Hybrid Map

## Terrain Map



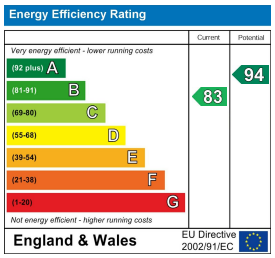

## Floor Plan




## 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

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