Cauldwell

PROPERTY SERVICES

10 Attingham Hill

Great Holm, Milton Keynes, MK8 9BX

£435,000

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ENTRANCE HALL
Double glazed UPVC door to front. Stairs to first floor landing. Door to living space.

LIVING AREA
13'4" x 9'1" (4.08 x 2.79)
Double glazed window to front. Radiator. Internet point. Arch to kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM
31'2" x 10'5" (9.51 x 3.18)
Double glazed window to front, side and rear. Vertical radiator. Electric fireplace. Television point Fitted range of wall and base units with Granite worksurfaces. Belfast sink with mixer tap. Neff Electric oven, Neff grill oven,. hob and extractor hood. Integral dishwasher. Space for fridge freezer. Double glazed French doors to side. Door to utility room.

UTILITY ROOM
13'4" x 8'4" (4.07 x 2.55)
Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer. Plumbing for washing machine Radiator. Understairs storage cupboard. Door to cloakroom.

CLOAKROOM
Two piece suiite comprising close coupled wc and wash hand basin. Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to loft space.

STUDY ROOM
10'0" x 6'4" (3.05 x 1.94)
Double glazed window to rear. Radiator. Arch to Bedroom one and two.

BEDROOM ONE
12'3" x 10'7" (3.74 x 3.23)
Double glazed window to rear. Vertical radiator. Fitted wardrobes. Door to ensuite.

ENSUITE
8'1" x 7'5" (2.47 x 2.27)
Double glazed obscure window to side. Three piece suite comprising bath, double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. LED lighting. Tiled walls and flooring.

BEDROOM THREE
8'0" x 10'8" (2.44 x 3.26)
Double glazed window to front. Radiator.

BEDROOM TWO
12'7" x 11'8" (3.86 x 3.56)
max into recess
Double glazed window to front. Radiator. Overstairs storage area.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc Radiator.

FRONT GARDEN
Block paved driveway parking for two/three vehicles. EV charger point. Stone area to side for additional parking.

Tel: 01908 304480

REAR GARDEN

Low maintenance with laid to artificial lawn with composite decking area and hardstanding space. Flower beds and borders with sleepers. Gated access to front. Outside power.

STUDIO

Double glazed French doors to front and double glazed window to side. Power and light. 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.

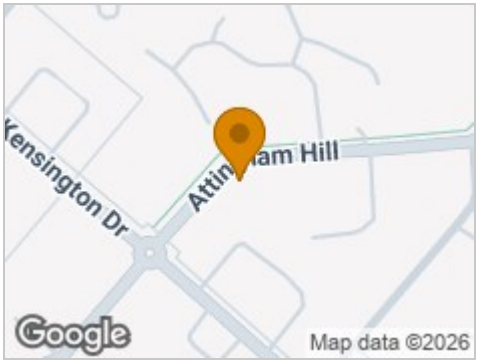
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

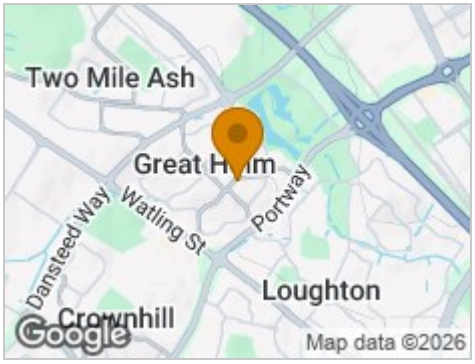
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map



Hybrid Map

Terrain Map



Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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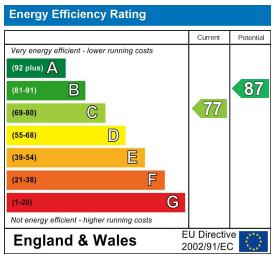
Viewing

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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