



# Cauldwell

PROPERTY SERVICES



## 2 Barrosa Way

Whitehouse, Milton Keynes, MK8 1BP

£460,000



# 2 Barrosa Way

Whitehouse, Milton Keynes, MK8 1BP

£460,000



## ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to kitchen and cloakroom. Tiled flooring. Radiator.

## CLOAKROOM

Double glazed window to front. Plumbing for washing machine. Low level wc and wash hand basin. Tiled flooring. Fitted worktop.

## KITCHEN/DINER

21'7 x 14'4 (6.58m x 4.37m)

Fitted with a range of soft close wall and base units with worksurfaces incorporating a sink drainer unit. Built in oven, hob and extractor hood. Integrated dishwasher and fridge freezer. Double glazed French doors to rear. Skimmed ceiling. Inset lighting. Tiled flooring. Radiator. Double doors to living room.

## LIVING ROOM

23'1 x 18'10 (7.04m x 5.74m)

Two double glazed windows to front. Two double glazed windows to rear.

## FIRST FLOOR LANDING

Doors to all first floor rooms. Double glazed window to front.

## BEDROOM TWO

23'1 x 18'10 (7.04m x 5.74m)

Two double glazed windows to front. Double glazed French doors to balcony. Two double glazed windows to rear. Radiator.

## BEDROOM THREE

14'4 x 10'2 (4.37m x 3.10m)

Double glazed window to rear. Radiator.

## BEDROOM FIVE

9'2 x 8'1 (2.79m x 2.46m)

Double glazed window to front. Radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail.

## SECOND FLOOR LANDING

Doors to bedroom one and three. Airing cupboard

## BEDROOM ONE

14'4 x 13'9 (4.37m x 4.19m)

Two double glazed windows to rear. Double door fitted wardrobe. Door to ensuite.

## ENSUITE

Three piece suite comprising shower cubicle and wall mounted shower, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to side.

## BEDROOM FOUR

14'4 x 9'2 (4.37m x 2.79m)

Stair recess

Two double glazed windows to front. Radiator.

## REAR GARDEN

Enclosed and laid to lawn with patio area. Wooden fence surround. Double width driveway for two vehicles.

## COUNCIL TAX BAND

Council tax band E . Sourced from <https://www.gov.uk/council-tax-bands>

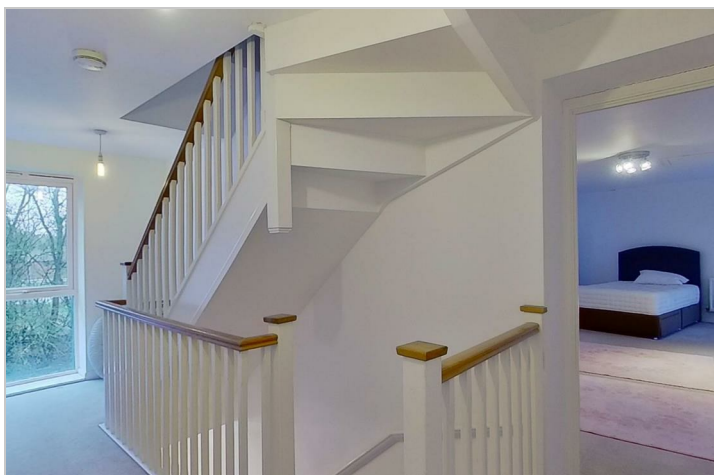
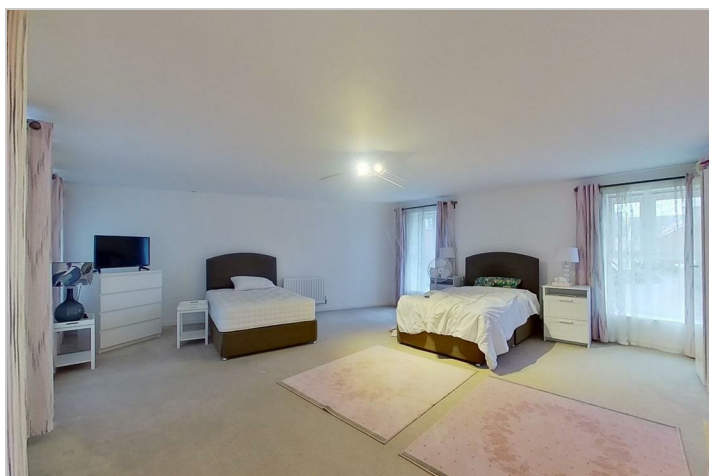
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

**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.

We routinely refer customers to Franklins solicitors, Key Conveyancing 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



Road Map



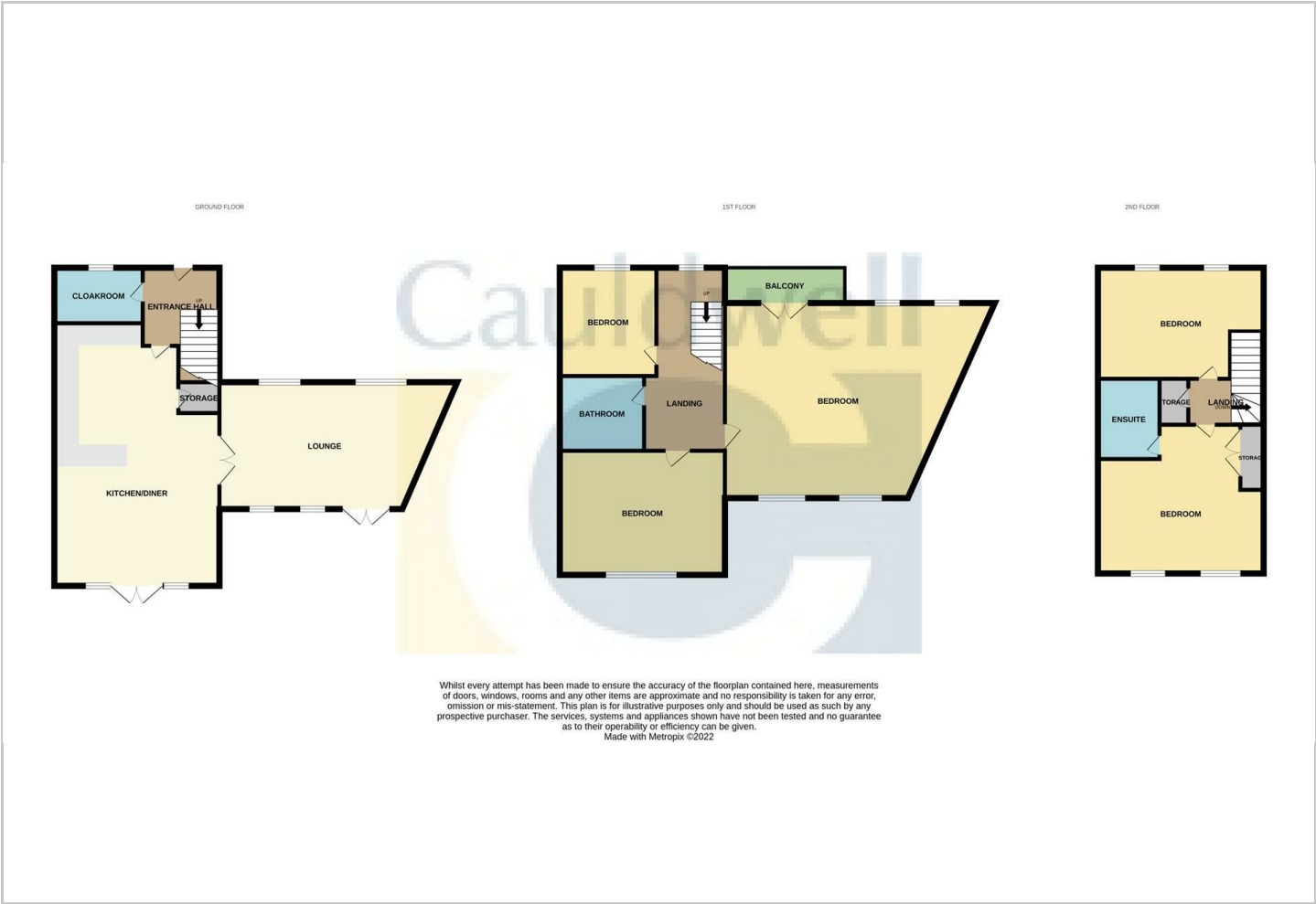
Hybrid Map



Terrain Map



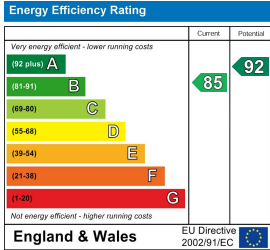
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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.