Cauldwell

PROPERTY SERVICES



9 Woodspring Court

Monkston, Milton Keynes, MK10 9EX

£359,995

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ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing.

KITCHEN
Double glazed window to front. Fitted with a range of wall and base units with worksurfaces and sink drainer unit. Gas oven. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler

LIVING/DINING ROOM
Double glazed window and door. Two radiators. Television and internet points. Understairs storage cupboard.

CONSERVATORY
Brick construction with UPVC double glazed windows to both sides and rear. Double glazed French doors to rear. Warm roof fitted with two double glazed sky lights to opposite sides. LED lighting.

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

BEDROOM ONE
Double glazed window to front. Radiator.

BEDROOM TWO
Double glazed window to rear. Radiator.

BEDROOM THREE
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Storage cupboard.

FRONT GARDEN
Hardstanding driveway and paved garden area.

GARAGE
UP and over door to front.

REAR GARDEN
Mainly laid to lawn, wrapping round to side with circular flower beds and borders with patio area. Gated access to front. 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



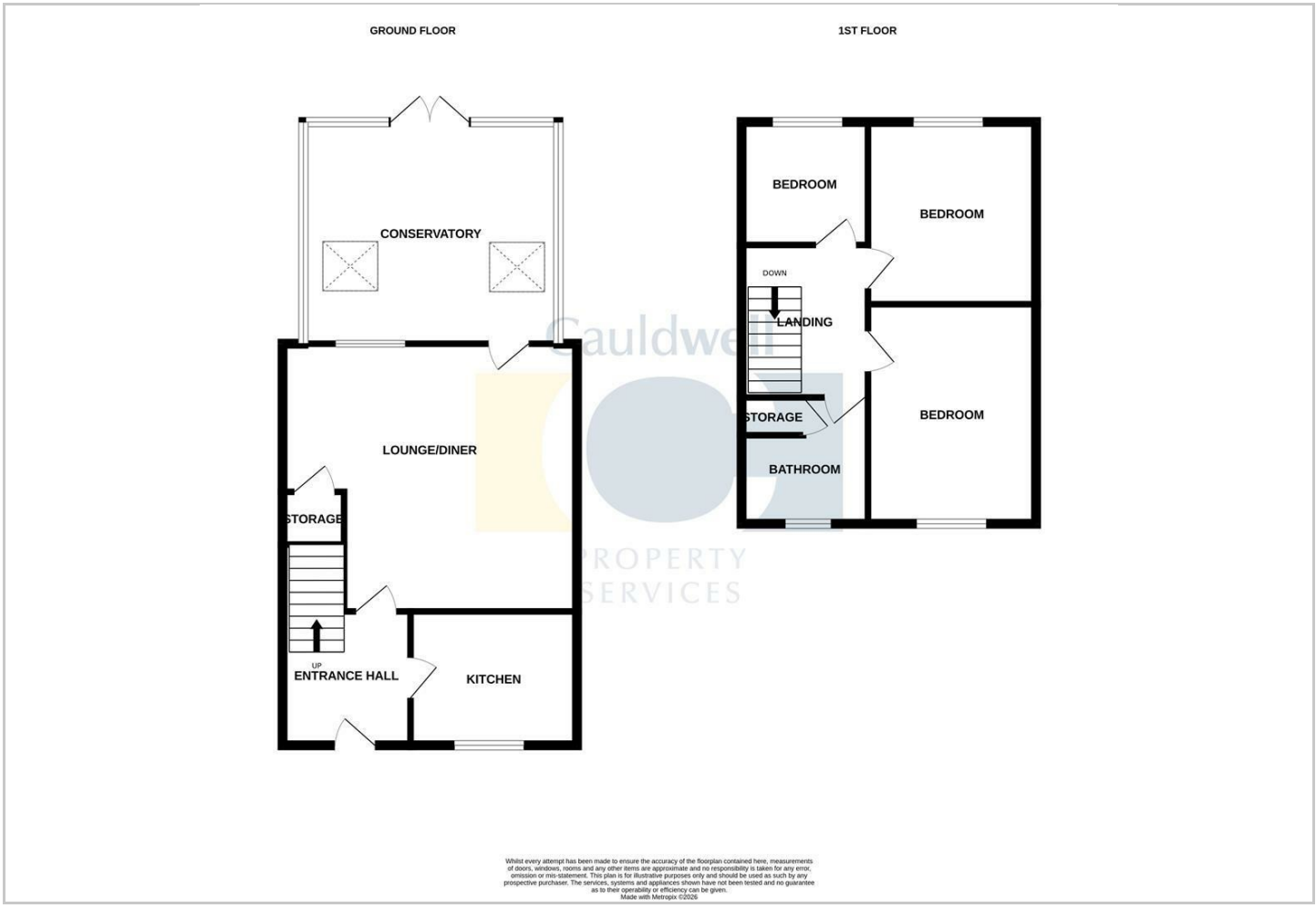
Hybrid Map



Terrain Map



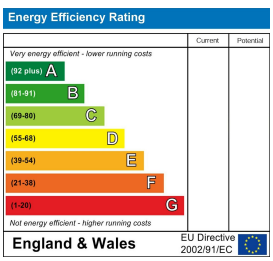
Floor Plan



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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