Cauldwell

PROPERTY SERVICES

4 Pierrepoint Way

Hanslope, Milton Keynes, MK19 7FJ

£415,000

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ENTRANCE HALL

Composite double glazed door to front. Ceramic tiled flooring. Radiator. Stairs to first floor. Door to living room.

LIVING ROOM

17'1" x 12'3" (5.21 x 3.74)

Double glazed window to front. Two radiators. Television point. Understairs storage cupboard housing internet point.

KITCHEN/DINING ROOM

12'1" x 11'8" (3.69 x 3.58)

Double glazed French doors and windows to rear with fitted inset blinds. Wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven. four ring hob and extractor hood over. Integral dishwasher and fridge freezer. Tiled splash backs. LED lighting. Radiator. Tiled flooring Opening to utility area.

UTILITY AREA

6'3" x 5'2" (1.93 x 1.6)

Wall and base units with worksurfaces. Plumbing for washing machine. Wall mounted combination boiler. Tiled flooring. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring. Part tiled walls. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall.

BEDROOM ONE

12'0" x 9'11" (3.67 x 3.03)

Double glazed window to front. Radiator. Built in wardrobes. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower. wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Tiled flooring Part tiled walls .

BEDROOM TWO

9'10" x 8'3" (3.02 x 2.54)

Double glazed window to rear. Radiator.

BEDROOM THREE

10'1" x 6'11" (3.09 x 2.11)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to side. Four piece suite comprising bath with mixer tap and shower attachment. double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan. Tiled flooring.

FRONT GARDEN

Small garden area with block paved driveway for two vehicles leading to garage.

GARAGE

Up and over door to front. Power and light.

REAR GARDEN

Laid to lawn with rear width patio leading to lawn. Outside tap. Gated access to driveway.

Tel: 01908 304480

Estate fee

The homeowner advises us that they pay £115 pa, this information will be confirmed in the freehold management pack.

Yearly development charge of £115 approx

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.

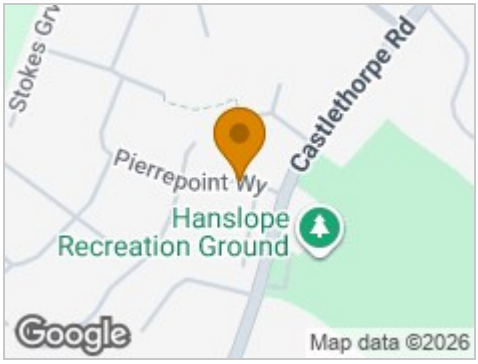
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

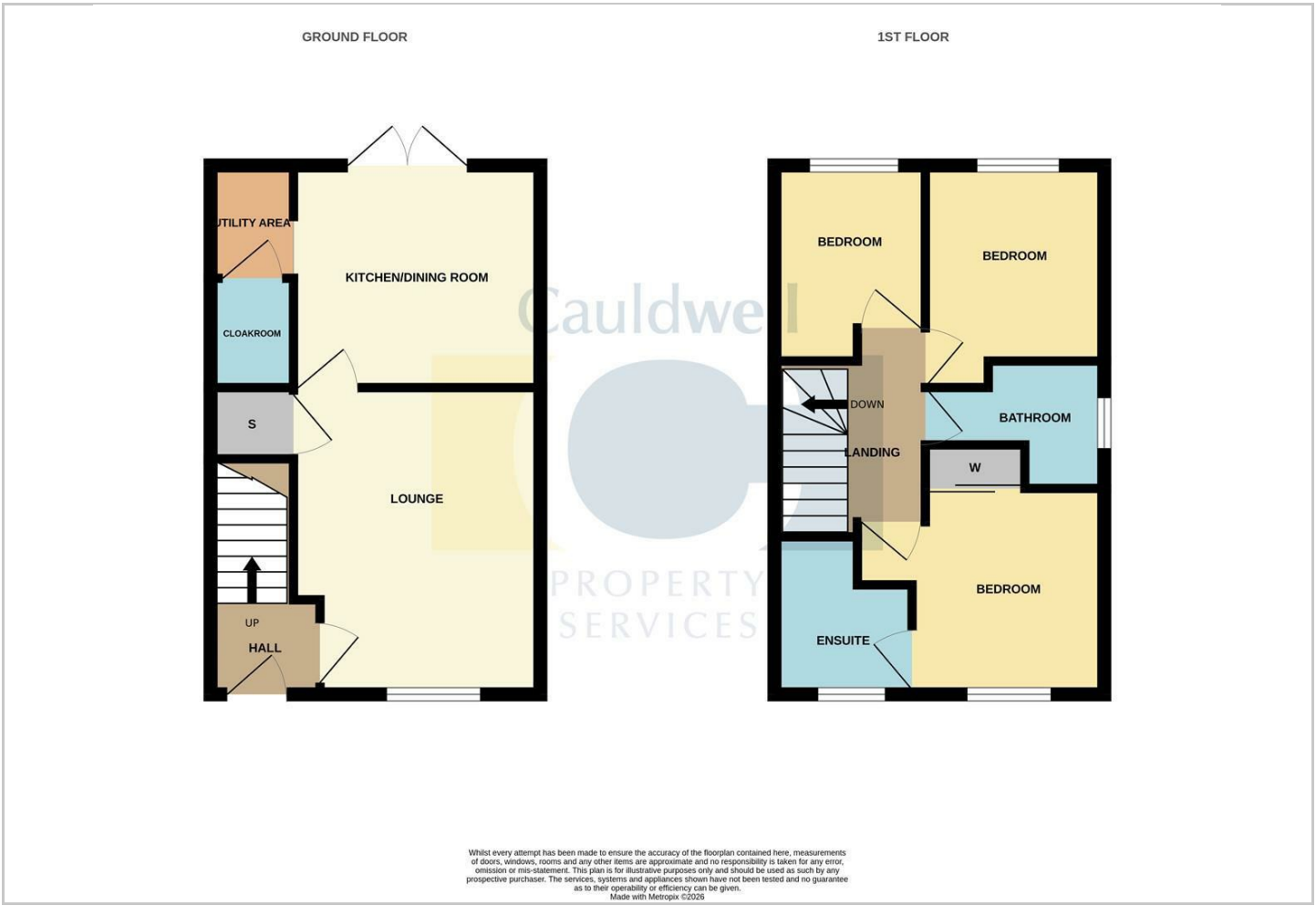
Road Map



Hybrid Map

Terrain Map

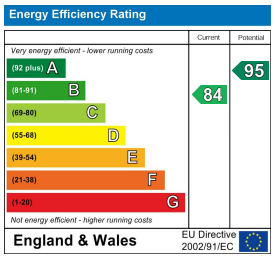
Floor Plan



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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