



# Cauldwell

PROPERTY SERVICES



## 2 Attika Close

, Newport Pagnell, MK16 9FN

£390,000



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## ENTRANCE HALL

UPVC double glazed door and window to front. Radiator. Stairs to first floor landing. Doors to kitchen, cloakroom and living/dining room.

## CLOAKROOM

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

## KITCHEN

9'4" x 7'4" (2.85 x 2.25)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, four ring gas hob and extractor hood. Integral fridge freezer. Space for dishwasher and washing machine. Radiator. Under cupboard lighting. Extractor fan. Wall mounted combination boiler

## LIVING/DINING ROOM

17'1" x 14'6" (5.23 x 4.44)

Double glazed French doors and windows to rear. Television point. Two radiators. Understairs storage cupboard housing internet point.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Storage cupboard.

## BEDROOM ONE

14'6" x 8'9" (4.43 x 2.68)

Double glazed window to front. Radiator. Overstairs storage cupboard.

## BEDROOM TWO

11'0" x 7'8" (3.36 x 2.34)

Double glazed window to rear. Radiator.

## BEDROOM THREE

7'9" x 6'6" (2.37 x 2.00)

Double glazed window to rear. Radiator. Access to part boarded loft space.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower. wash hand basin and close coupled wc. Radiator. LED lighting. Extractor fan. Tiled walls.

## FRONT GARDEN

Small garden area. Outside tap.

## REAR GARDEN

Rear width patio area with paved path to side leading to second patio area with timber shed and lawn. Outside tap. Gated access to front. Solar panels to the rear.

## PARKING

Two allocated parking spaces opposite the house with additional visitor spaces available.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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



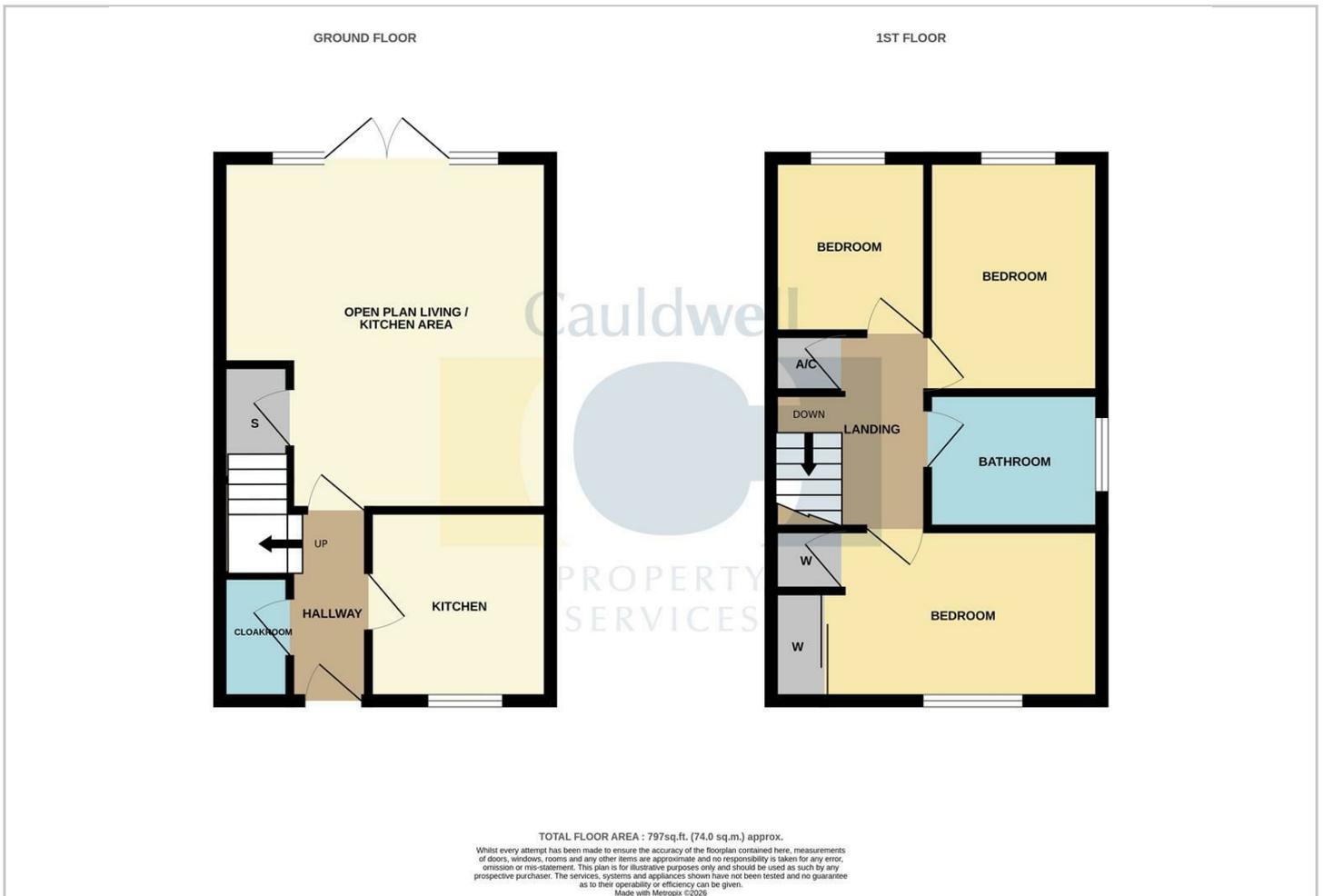
## Hybrid Map



## Terrain Map



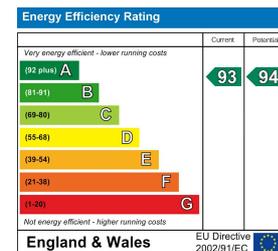
## Floor Plan



## 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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