Cauldwell

PROPERTY SERVICES

38 Stamford Avenue

Springfield, Milton Keynes, MK6 3JY

£300,000

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ENTRANCE HALL

Composite double glazed door to front. Door to inner hall way. Radiator Coat storage. Stairs to first floor

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin.

KITCHEN/DINIING ROOM

13'9" x 9'10",180'5" (4.21 x 3,55)

Double glazed window to front. Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap Electric oven and hob with extractor hood over. Integral fridge freezer, dishwasher, washing machine and tumble dryer. Radiator. Telephone point. Understairs storage Door to living room.

LIVING ROOM

17'11" x 12'2" (5.47 x 3.71)

Double glazed windows to rear. Door to rear. Radiator. Telephone point. Internet point.

CONSERVATORY

8'7" x 7'0" (2.63 x 2.14)

Brick and UPVC double glazed construction with UPVC double glazed windows to side and rear. Double glazed patio door to side. Tiled flooring. Power.

FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard. Storage cupboard. Storage cupboard housing central heating boiler. Access to loft space.

BEDROOM ONE

12'3" x 11'5" (3.74 x 3.48)

Double glazed window to rear. Radiator.

BEDROOM TWO

11'5" x 10'7" (3.49 x 3.24)

Double glazed window to front. Radiator. Built in storage cupboard.

BEDROOM THREE

9'4" x 6'3" (2.85 x 1.92)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Wet room with walk in shower area with electric shower, wash hand basin and close coupled wc. Cabinet. Radiator. Wet room flooring.

REAR GARDEN

FRONT GARDEN

Laid to shingle stone with flower and hedging. Driveway parking.

REAR GARDEN

Rear patio and lawn area with flower beds and borders. Timber storage shed.

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

Tel: 01908 304480

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.

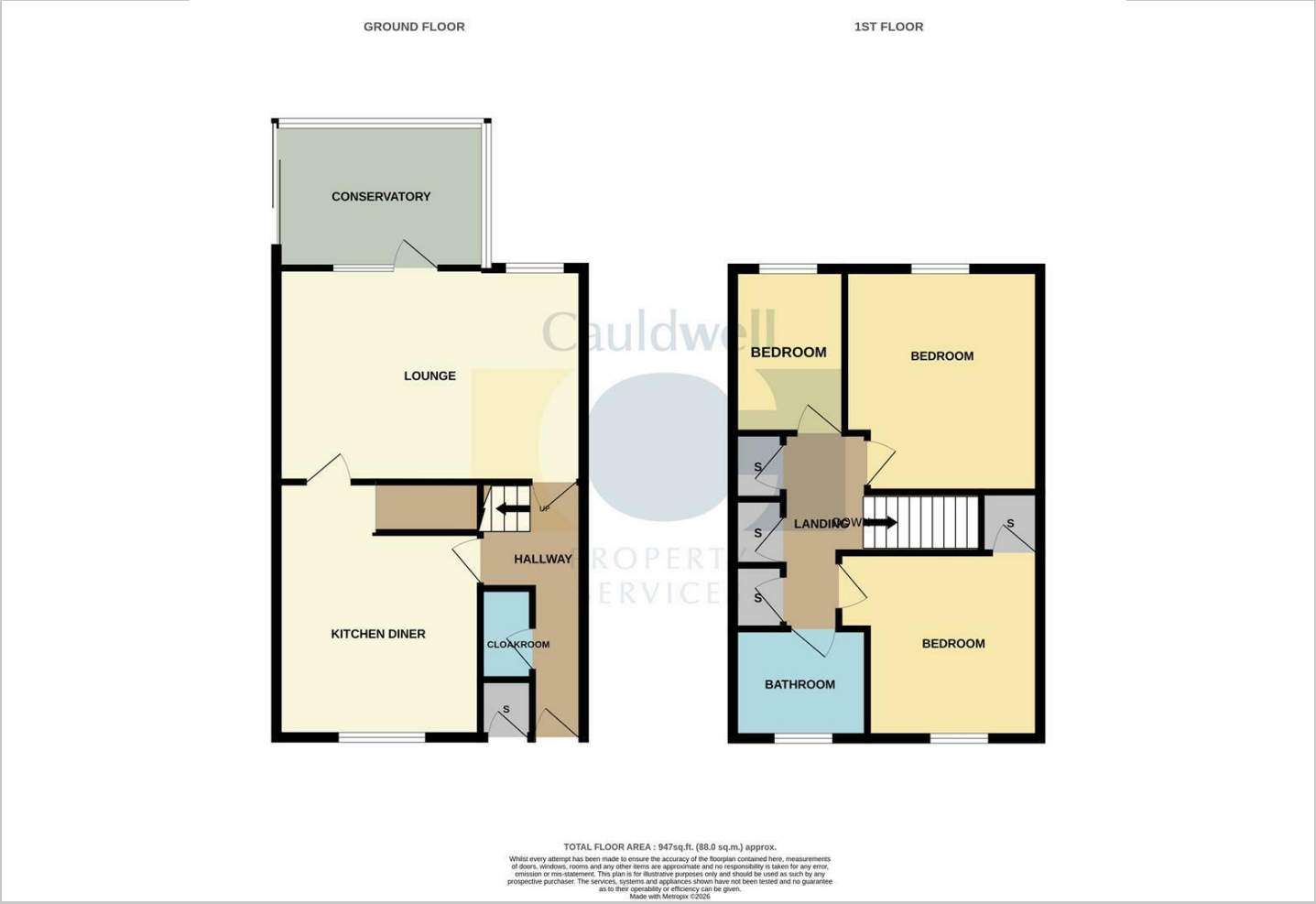
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

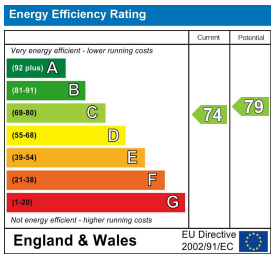
Floor Plan



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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