Cauldwell

PROPERTY SERVICES

# 174 Water Eaton Road

Bletchley, Milton Keynes, MK2 3AQ

£340,000

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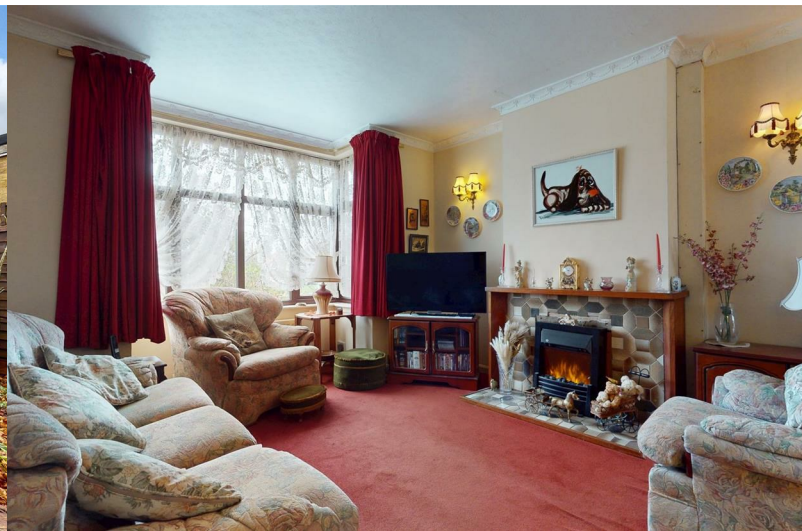

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### ENTRANCE HALL

UPVC double glazed door and window to front. Telephone point. Radiator. Stairs to first floor landing with understairs storage cupboard.

### KITCHEN

12'0" x 6'11" (3.66 x 2.11)

Double glazed windows to side and rear. Double glazed door to rear. Fitted wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Electric cooker point. Under counter fridge. Space for freezer. Plumbing for washing machine..

### LIVING/DINING ROOM

26'8" x 12'7" max (8.15 x 3.84 max)

Double glazed bay window to front. Double glazed French doors to rear. Three radiators. Electric fireplace Television point.

### FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space.

### BEDROOM ONE

11'0" x 11'11" (3.37 x 3.64)

Double glazed window to rear. Radiator. Fitted wardrobe. Bedroom funiture.

### BEDROOM TWO

11'1" x 11'0" (3.39 x 3.36)

Double glazed window to front. Radiator. Fitted wardrobes. Combination boiler in airing cupboard, fitted in 2024 and has a 9 year British has warranty remaining. Bedroom furniture.

### BEDROOM THREE

7'11" x 7'0" (2.42 x 2.15 )

Double glazed window to front. Radiator. Fitted wardrobes. Bedroom furniture.

### SHOWER ROOM

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail.

### FRONT GARDEN

Block paved driveway parking. Access via double gates from road. Shingle area and bedding with trees plants and foliage. Double gates to side.

### REAR GARDEN

Additional block paved driveway to side leading to garage.

### GARAGE

Up and over door. Gated access to garden. Roof replaced in 2025.

### GARDEN

Laid to lawn with rear width patio area with flower beds, trees, plants and foliage. Outside tap. Brick built potting shed. Timber shed. Wooden fencing to three sides.

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

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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.

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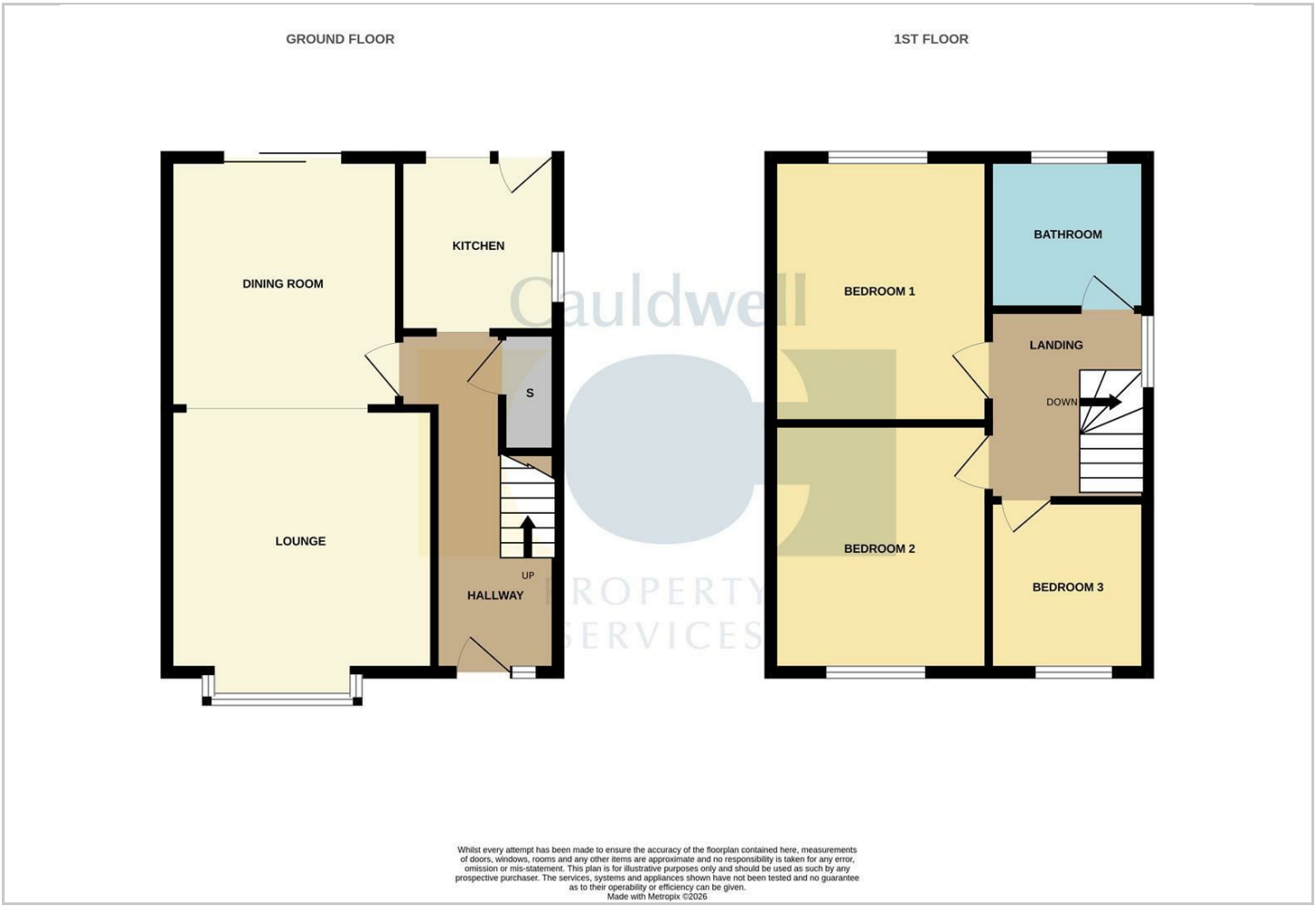
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

## Road Map

## Hybrid Map

## Terrain Map

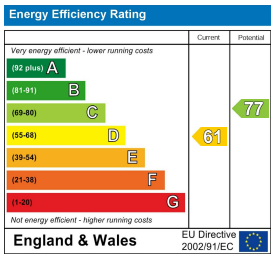
## Floor Plan




## 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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