Cauldwell

PROPERTY SERVICES

2 Eynsham Court.

Woolstone, Milton Keynes, MK15 0BY

£369,500

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ENTRANCE HALL

Double glazed composite door to side. Stairs to first floor. Understairs storage/airing cupboard. Radiator. Tiled flooring. Fitted shoe cabinet.

KITCHEN

8'8" x 8'8" (2.66 x 2.66)

A modern re-fitted range of wall and base units with worksurfaces over, incorporating a one and a half bowl sink and drainer unit. Larder unit. Electric oven, four ring gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Integral dishwasher. Wall mounted central heating boiler. Under counter lighting.

LIVING/DINING ROOM

16'4" x 13'11" max (4.98 x 4.25 max)

Double glazed window to rear. Double glazed French doors and windows to rear. Television point. Internet point. Two radiators.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Storage/airing cupboard. Radiator.

BEDROOM ONE

12'4" x 8'7" (3.78 x 2.64)

Double glazed window to front. Radiator. Eaves storage cupboard and shelving. Wardrobe.

BEDROOM TWO

10'11" x 9'0" (3.35 x 2.76)

Double glazed window to rear. Radiator. Television point. Wardrobe.

SHOWER ROOM

Double glazed obscure window to rear. Three piece suite comprising walk in shower unit with glass screen and mains shower, wash hand basin in vanity unit and close coupled wc. Panelled and tiled walls.

FRONT GARDEN

Landscaped front garden with block paved patio area and lawn with raised sleeper flower beds. Brick storage shed. Outside tap. Brick meter cupboard.

REAR GARDEN

Landscaped garden with rear width curved sandstone patio and shingle stone area with flower beds and borders with sleepers. Outside tap. Gated access to side.

CARPORT

Providing parking for one vehicle.

GARAGE AND DRIVEWAY

Up and over door. Driveway for one vehicle.

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

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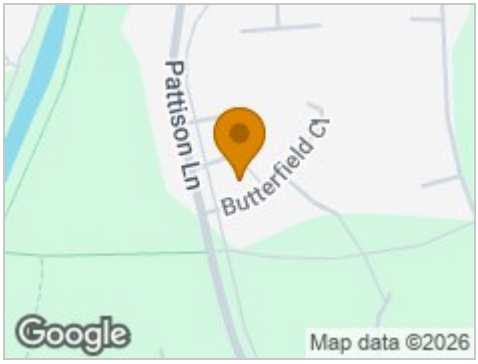
request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.

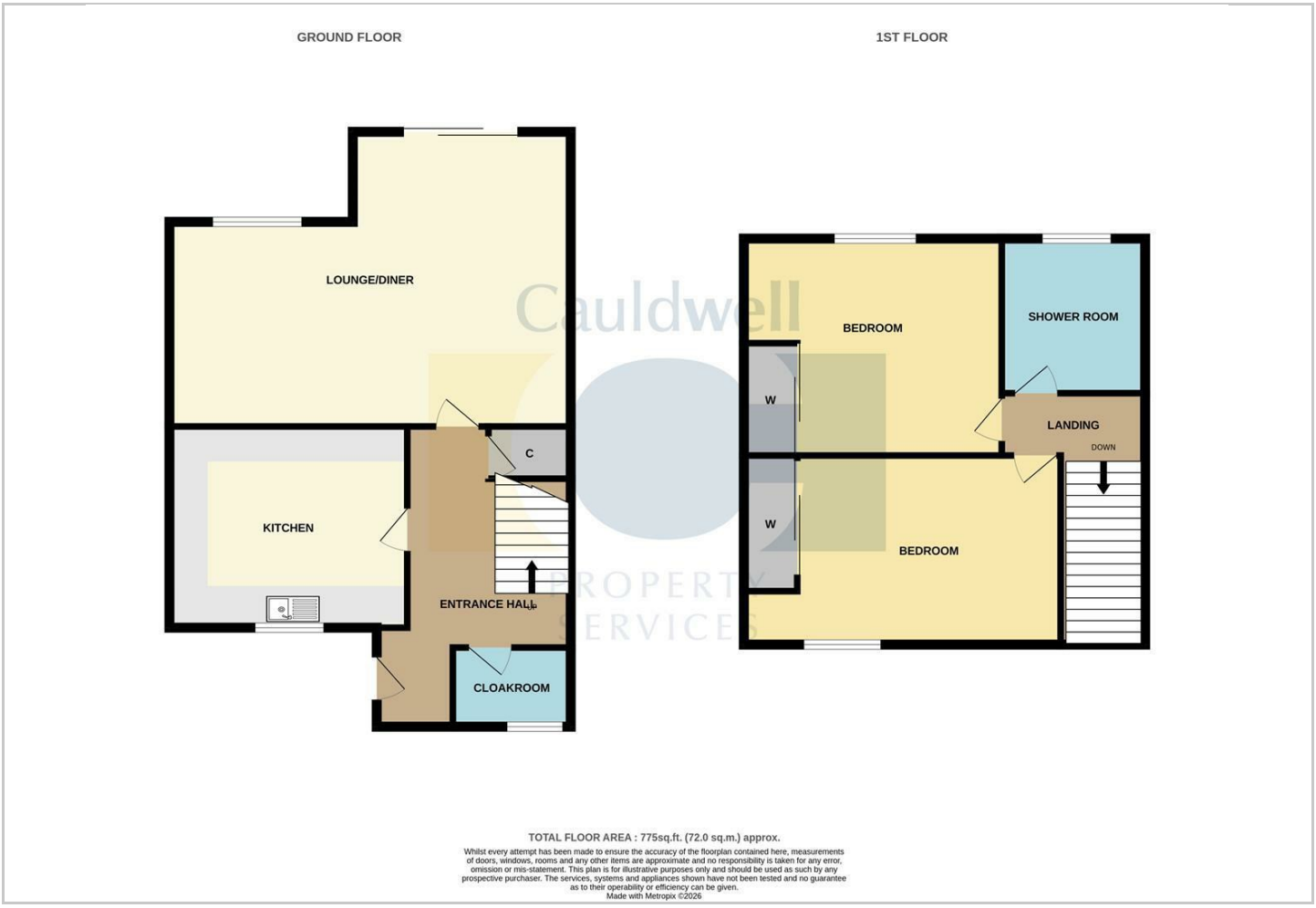
Road Map



Hybrid Map

Terrain Map

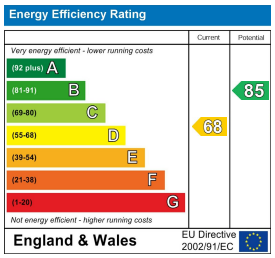
Floor Plan



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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