Cauldwell

PROPERTY SERVICES

2 Ravenscar Court

Emerson Valley, Milton Keynes, MK4 2RH

£350,000

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ENTRANCE PORCH

UPVC double glazed door to front. Radiator. Door to living room.

LIVING ROOM

16'2" x 11'3" max (4.95 x 3.44 max)

Double glazed window to front. Radiator. Television point. Fibre broadband point. Stairs to first floor landing. Door to kitchen/dining room.

KITCHEN/DINING ROOM

11'3" x 10'5" (3.44 x 3.18)

Double glazed windows and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, four ring hob and extractor hood. Integral fridge freezer and dishwasher. Plumbing for washing machine. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Stairs from living room. Double glazed window to front. Access to loft space. Radiator.

BEDROOM ONE

11'3" x 10'5" (3.44 x 3.19)

Double glazed window to rear. Radiator. Built in double wardrobe. Airing cupboard. Television point.

BEDROOM TWO

11'3" x 11'2" max; (3.45 x 3.41 max;)

some restricted head height

Double glazed window to front. Radiator. Television point.

BEDROOM THREE

8'11" x 8'5" (2.74 x 2.59)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising wash hand basin. close coupled wc and bath. Extractor fan. Heated towel rail.

FRONT GARDEN

Small garden area with artificial lawn and hedge to front.

GARAGE AND DRIVEWAY

17'10" x 8'3" (5.44 x 2.54)

Up and over door to front. Power and light. Personal door to rear garden. Wall mounted central heating boiler.

REAR GARDEN

Rear width sandstone patio leading to lawn area with partial hedge border, trees and plants. Outside tap.

All measurements are approximate. 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

Tel: 01908 304480

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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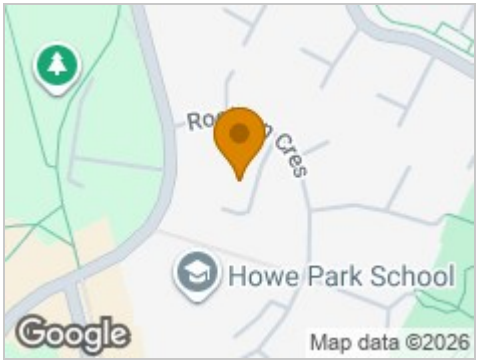
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

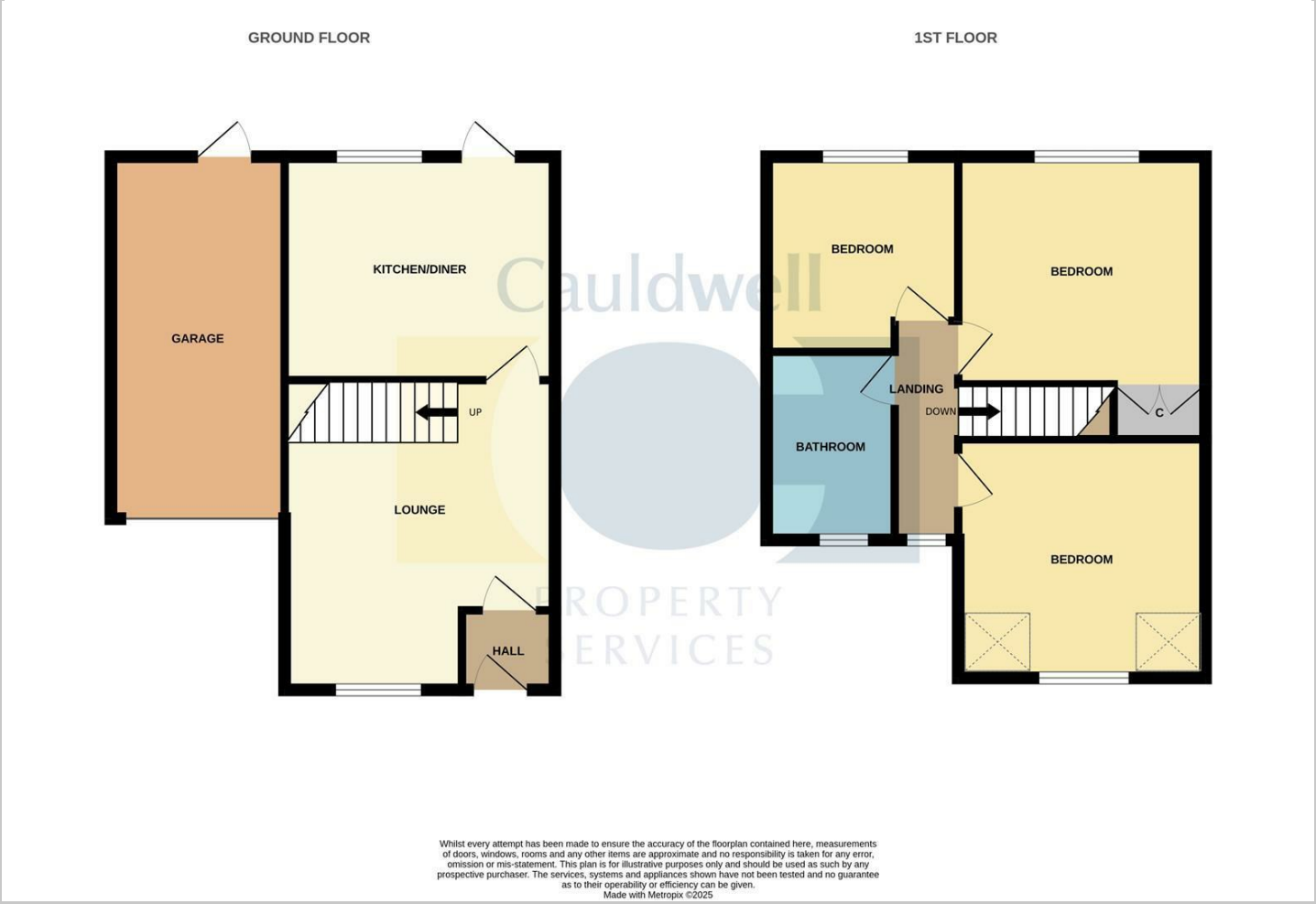
Road Map



Hybrid Map

Terrain Map

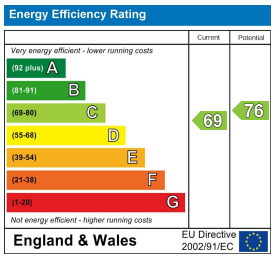
Floor Plan



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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