Cauldwell

PROPERTY SERVICES

108 Kirkstall Place

Oldbrook, Milton Keynes, MK6 2XB

£535,000

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ENTRANCE HALL
Composite double glazed door and window to front. Stairs to first floor landing with understairs storage cupboard. Radiator.

LIVING ROOM
19'10" x 15'6" (6.06 x 4.73)
Two double glazed windows to front. Two radiators. Electric fireplace. Television and internet points. French doors to dining room. Door to study.

STUDY
8'3" x 8'2" (2.54 x 2.51)
Double glazed window to rear. Radiator. Access to loft space.

KITCHEN/DINING/FAMILY/UTILITY
25'8" x 22'4" max (7.83 x 6.83 max)
Two double glazed windows to rear. Double glazed French doors to rear. Double glazed door to side. Modern re-fitted range of wall and base units with worksurfaces. Breakfast bar seating area. One and half bowl sink drainer and mixer tap. Electric oven, combi microwave oven, five ring gas hob and extractor hood. Integral fridge freezer and wine cooler Bin drawer. Integral dishwasher and washing machine. Tiled splash backs. Two radiators.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to front. Radiator. Access to loft space . Airing cupboard. Storage cupboard.

BEDROOM ONE
10'7" x 10'7" (3.24 x 3.24)
Double glazed window to rear. Radiator. Built in wardrobe. Door to ensuite.

ENSUITE
Double glazed window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring

BEDROOM TWO
11'2" x 10'7" (3.42 x 3.23)
Double glazed window to front. Radiator. Built in wardrobe.

BEDROOM THREE
8'7" x 7'3" (2.63 x 2.23)
Double glazed window to front. Radiator. Built in wardrobe.

BEDROOM FOUR
8'7" x 7'7" (2.62 x 2.32)
Double glazed window to rear Radiator.

BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over with glass screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

FRONT GARDEN
Hardstanding and shingle stone driveway parking,. Hedge borders,.

STORE GARAGE
Door to front. Power and light.

Tel: 01908 304480

REAR GARDEN

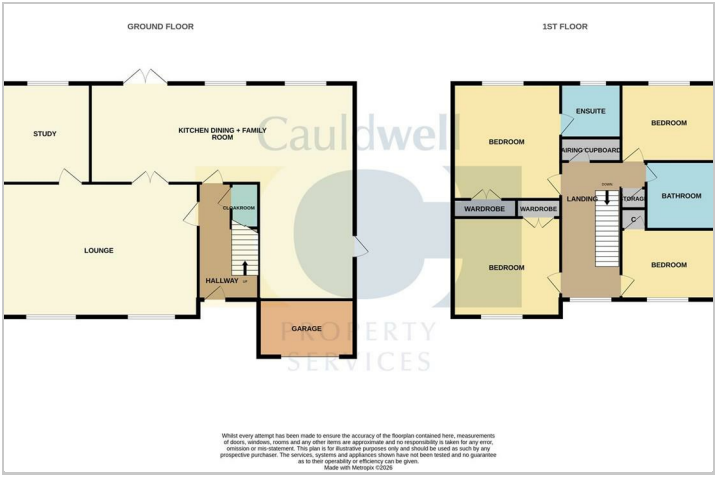
Rear width sandstone patio area. Artificial lawn. Mature flower beds. Wood chip play area. Outside tap. Gated access to front.

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

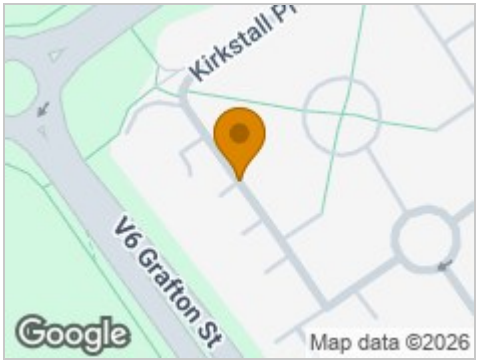
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

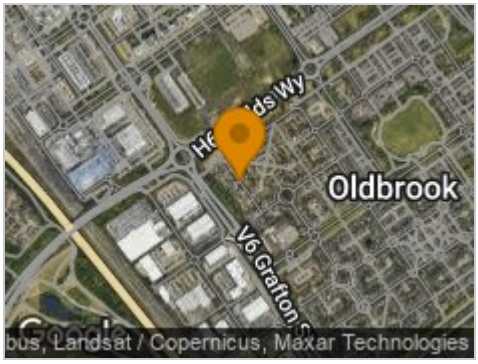
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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



Road Map

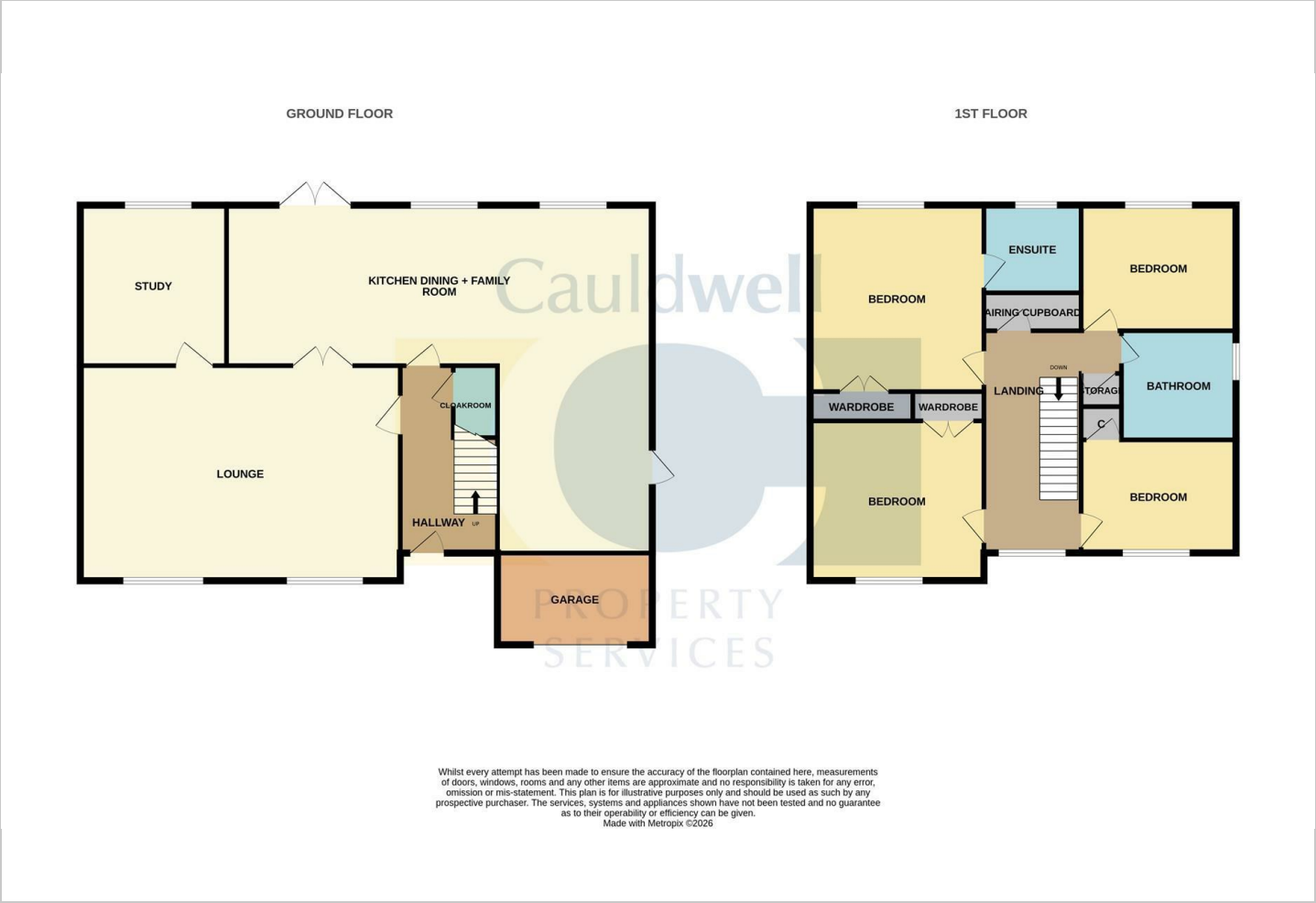


Hybrid Map



Terrain Map

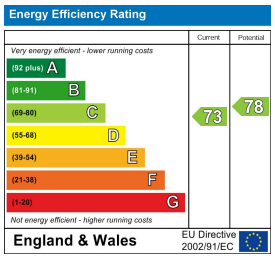
Floor Plan



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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