Cauldwell

PROPERTY SERVICES

39 Rosemullion Avenue

Tattenhoe, Milton Keynes, MK4 3AH

£340,000

3 1 1

39 Rosemullion Avenue

Tattenhoe, Milton Keynes, MK4 3AH

£340,000

ENTRANCE HALL

UPVC double glazed door and window to side. Tiled flooring. Stairs to first floor landing. Radiator.

LIVING/DINING ROOM

18'6" x 16'11" max (5.66 x 5.17 max)

Measured into bay.

Double glazed bay window to side. Double glazed patio doors to rear. Three radiators. Television point. Telephone point. Understairs storage cupboard.

KITCHEN

8'10" x 7'0" (2.71 x 2.15)

Two double glazed windows to front. Fitted wall and base units with worksurfaces. Sink drainer unit. Electric oven and extractor hood. Integral fridge. Plumbing for dishwasher and washing machine. Wall mounted boiler.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Wall mounted cabinet. Tiled flooring.

FIRST FLOOR LANDING

Dog leg stairs to entrance hall Access to loft space. Airing cupboard.

BEDROOM ONE

14'8" x 8'11" (4.48 x 2.74)

Double glazed windows to front and side. Built in wardrobes. Telephone point.

BEDROOM TWO

12'2" x 8'3" (3.72 x 2.54)

Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM THREE

9'4" x 8'10" max (2.87 x 2.71 max)

Measured into bay.

Double glazed bay window to side. Radiator. Telephone point.

BATHROOM

Three piece suite comprising bath with mixer tap and shower attachment with glass screen, wash hand basin and close coupled wc. Shaver point. Radiator. Extractor fan. Wall mounted cabinet.

FRONT GARDEN

Block paved driveway parking with shingle stone bedding area.

REAR GARDEN

Low maintenance garden with sandstone patio area, flower beds and borders. Gated access to rear leading to driveway.

GARAGE

Up and over door, power and light. Part boarded loft space. Driveway parking.

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

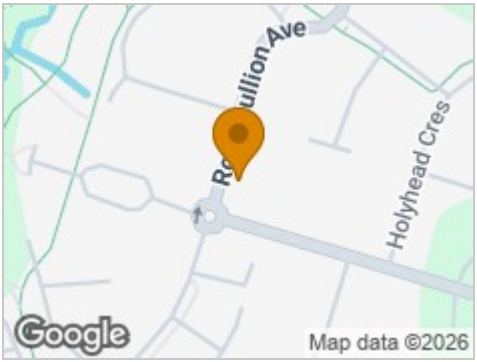
IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.

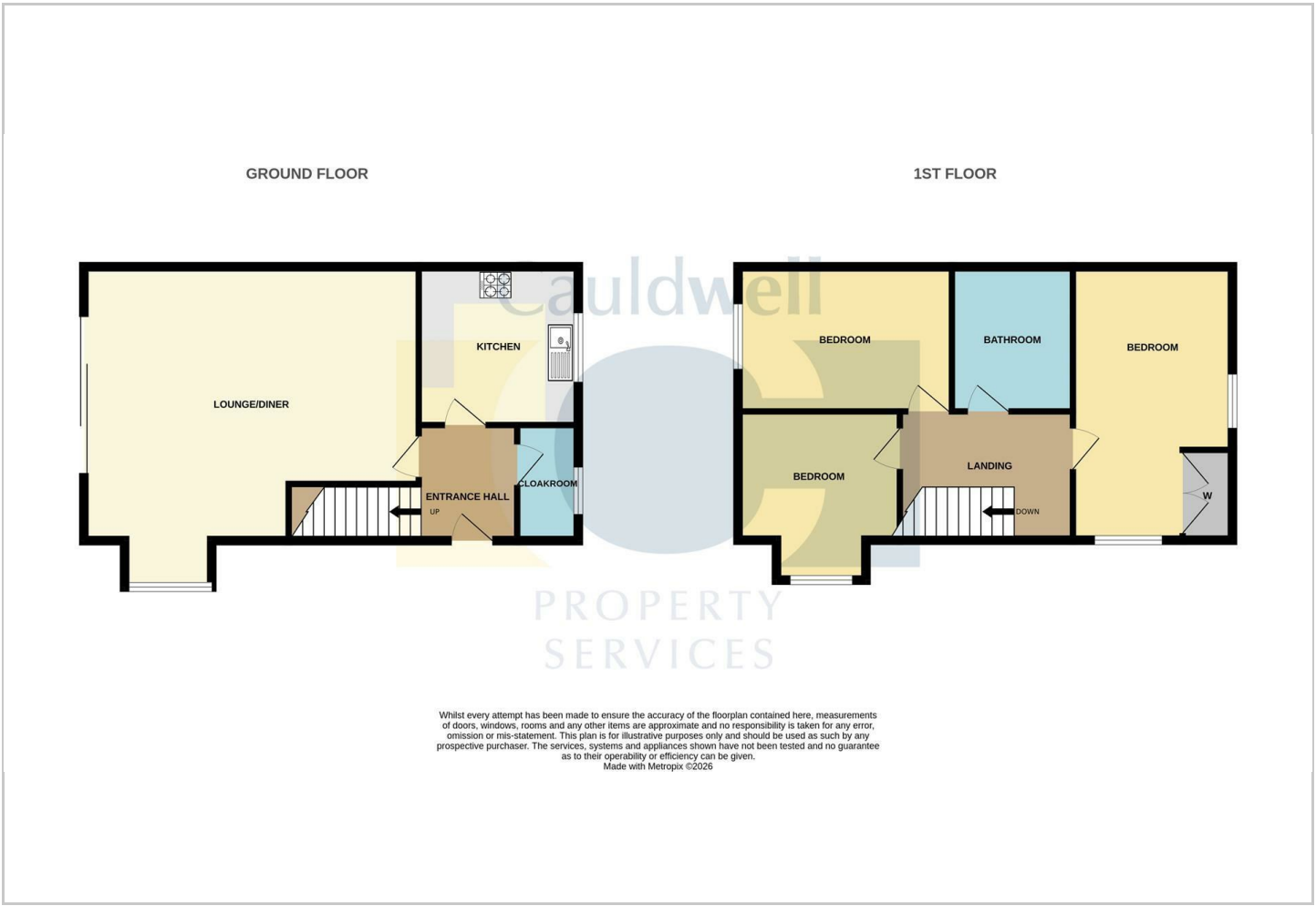
Road Map



Hybrid Map

Terrain Map

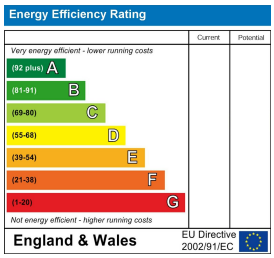
Floor Plan



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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk