Cauldwell

PROPERTY SERVICES

1 Dodman Green

Tattenhoe, Milton Keynes, MK4 3AJ

£375,000

3 2 2 D

1 Dodman Green

Tattenhoe, Milton Keynes, MK4 3AJ

£375,000

ENTRANCE HALL
UPVC double glazed door to side. Radiator. Stairs to first floor landing. Understairs storage cupboard. TIled flooring.

CLOAKROOM
Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin.

STUDY/BEDROOM FOUR
11'8" x 7'6" (3.56 x 2.30)
Double glazed windows to front and side. Radiator.

KITCHEN/DINING ROOM
16'0" x 11'7" (4.90 x 3.55)
Double glazed patio door to side. Double glazed windows to front. Wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, induction hob and extractor hood. Space for fridge freezer. Plumbing for dishwasher. Two radiators. Internet point. Wall mounted central heating boiler.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Stairs to second floor landing.

LIVING ROOM
16'0" x 11'8" (4.90 x 3.56)
Double glazed French doors to side aspect with Juliette balcony. Television point. Radiator,

BEDROOM THREE
11'8" x 7'6" (3.58 x 2.31)
Double glazed windows to side Radiator,

BATHROOM
Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity unit and close coupled wc. Heated towel rail. Wall mounted cabinet Plumbing for washing machine with space able for tumble dryer, semi enclosed. Tiled flooring. Extractor fan.

SECOND FLOOR LANDING
Stairs from first floor Double glazed window to front. Radiator. Airing cupboard. Access to part boarded loft space.

BEDROOM ONE
11'8" x 10'5" (3.56 x 3.18)
Double glazed French doors to side with Juliette balcony. Radiator. Built in double wardrobes. Door to ensuite.

ENSUITE
Three piece suite comprising bath with mixer tap and shower over with glass screen, wash hand basin and close coupled wc. Radiator. Extractor fan.

FRONT AND SIDE GARDEN
Low maintenance shingle stone and bedding area.

REAR GARDEN
Walled garden with two tiered patio areas. Gated access to rear, Outside tap.

GARAGE
Up and over door to front. Power and light. Driveway parking to front.

Tel: 01908 304480

AGENTS NOTE

* Since the production of the energy performance certificate a new central heating boiler has been fitted.

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.

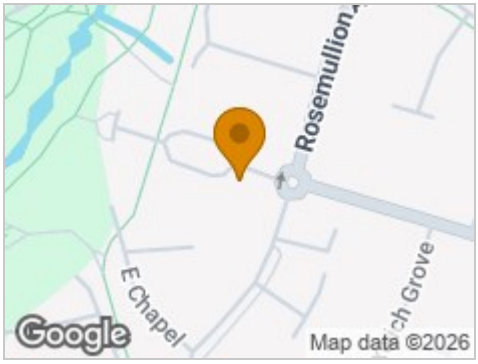
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map



Hybrid Map

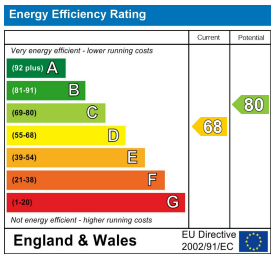
Terrain Map

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