



Cauldwell

PROPERTY SERVICES



8 Sharman Walk

Bradwell, Milton Keynes, MK13 9EE

Offers Over £260,000



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LIVING ROOM

15'11" x 12'4" (4.86 x 3.76)

Double glazed door and window to front, TV and fibre internet connection, radiator, stairs to first floor landing, door to:

KITCHEN DINER

12'4" x 8'11" (3.77 x 2.72)

Double glazed windows and door to rear, a re-fitted range of wall and base units with work surfaces, one and a half bowl sink drainer with mixer tap, electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator.

FIRST FLOOR LANDING

Stairs from living room, access to loft space.

BEDROOM ONE

12'5" x 8'10" (3.79 x 2.71)

Double glazed window to rear, radiator.

BEDROOM TWO

12'4" x 9'1" (3.78 x 2.77)

Double glazed window to front, radiator.

BATHROOM

A fitted suite comprising bath with mixer tap and shower over, hand wash basin, close coupled wc, extractor fan, medicine cabinet, radiator, secondary loft access, airing cupboard housing combination boiler.

FRONT GARDEN

Laid to lawn

REAR GARDEN

Paved, shingle stone area, timber and metal shed, gated access to rear

DRIVEWAY PARKING

Off road parking to rear

1. Measurements

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.

5. Anti Money Laundering Verification checks

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.

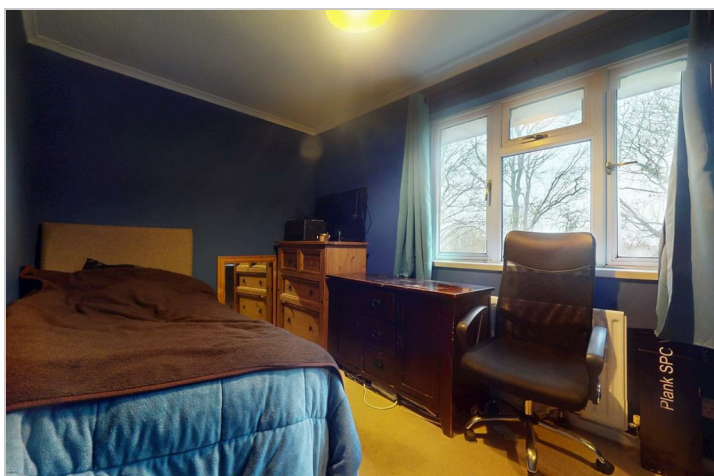
3. Mortgage

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4. Solicitors

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



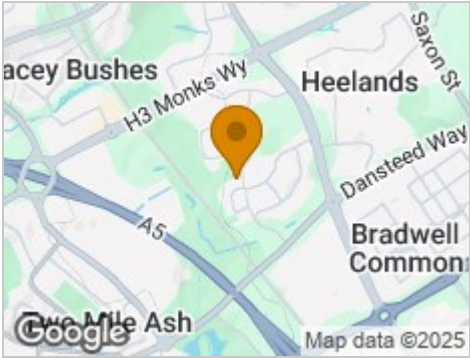
Road Map



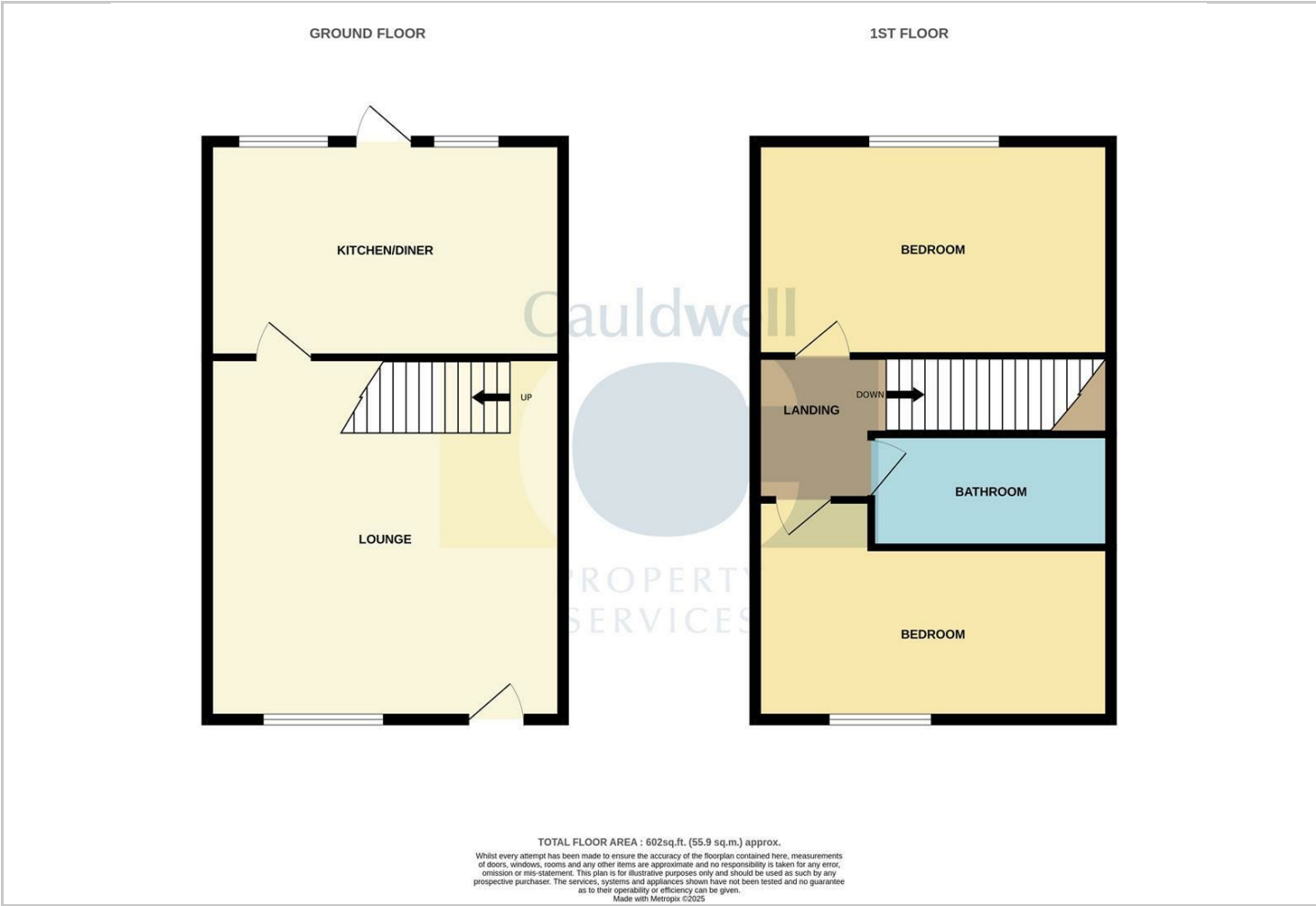
Hybrid Map



Terrain Map



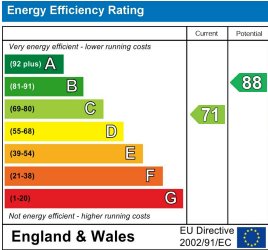
Floor Plan



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.