



Cauldwell

PROPERTY SERVICES



2 Tadmere

Two Mile Ash, Milton Keynes, MK8 8DG

£565,000



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ENTRANCE PORCH

Double glazed windows to front and sides. Double glazed door to front. Tiled flooring. Double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing. Doors to ground floor rooms. Radiator.

LIVING ROOM

19'5" x 11'0" (5.93 x 3.36)

Double glazed window to front. Double glazed French doors to rear. Feature fireplace. Two radiators. Television point and internet point.

CONSERVATORY

10'5" x 10'2" (3.19 x 3.10)

Brick and double glazed windows to both sides and rear. Double glazed French doors to side.

KITCHEN

18'10" x 8'7" (5.75 x 2.64)

Double glazed windows and door to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Electric oven and grill with four ring gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator. Understairs storage cupboard. Wall mounted combination boiler. Under cupboard lighting. Tiled flooring.

DINING ROOM

10'4" x 10'0" (3.16m x 3.05m)

Double glazed window to front. Radiator.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Tiled flooring and walls.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Radiator. Access to part boarded loft space.

BEDROOM ONE

11'3" x 10'8" (3.43 x 3.27)

Double glazed window to front. Radiator. Built in wardrobes with mirrored doors.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Heated towel rail. Extractor fan. Tiled walls. Wall mounted medicine cabinet.

BEDROOM TWO

12'10" x 10'9" (3.92 x 3.30)

Double glazed window to rear. Radiator.

BEDROOM THREE

8'6" x 7'9" (2.60 x 2.38)

Double glazed window to front. Radiator.

BEDROOM FOUR

11'3" x 6'9" (3.44 x 2.06)

BATHROOM

FRONT GARDEN

Mature hedging Paved area. Raised decking. Gated access to rear.

REAR GARDEN

Rear width patio area leading to lawn with paved pathway to rear. Composite decking area. Pergola. Mature flower beds and borders. Timber shed. Outside tap. Gated access to front.

DOUBLE GARAGE / STUDIO CONVERSION

Two up and over doors to front. Window and door to side aspect. Insulated with power and light. Vaulted ceiling Hardstanding driveway parking for front for 2/3 cars. Lawn to side.

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 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.

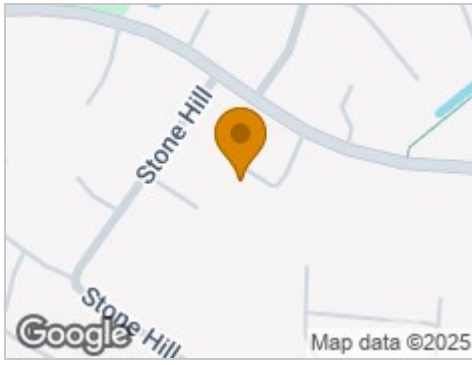
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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



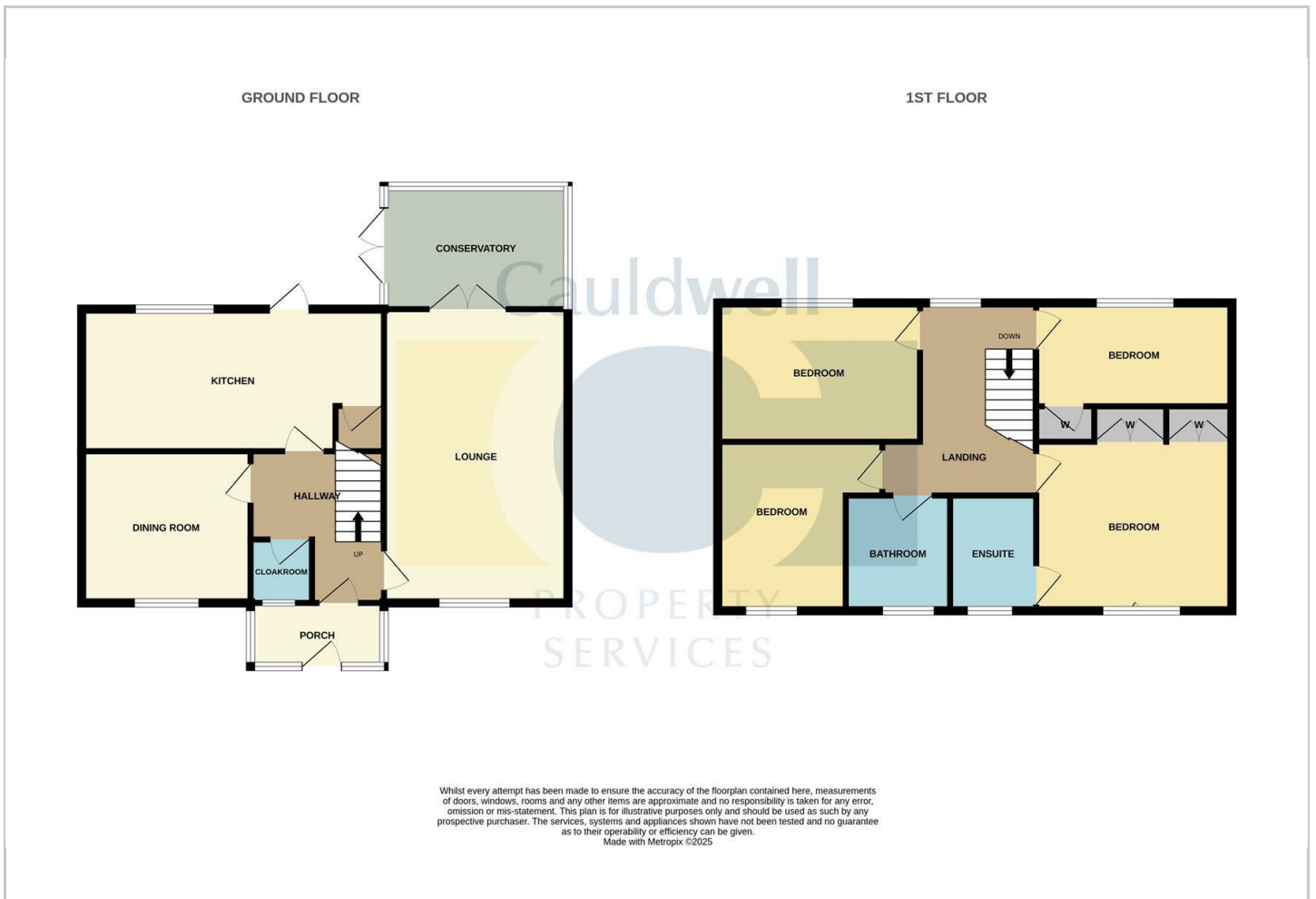
Hybrid Map



Terrain Map



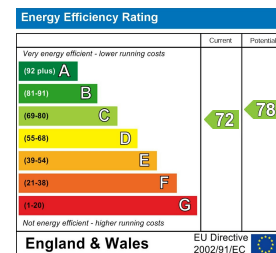
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.