Cauldwell

PROPERTY SERVICES

6 Hetton Close

Heelands, Milton Keynes, MK13 7NP

£350,000

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ENTRANCE HALL
Double glazed UPVC door to front. Radiator. Dog leg stairs to first floor landing with understairs storage cupboard.

LIVING ROOM
13'0" x 13'0" (3.97 x 3.98)
Double glazed window to rear. Radiator. Gas fireplace. Television and internet points. Double doors to dining room.

KITCHEN
9'0" x 8'4" (2.76 x 2.56)
Double glazed window to front. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric grill oven and gas hob with extractor over. Plumbing for washing machine. Space for fridge freezer. Door to dining room.

DINING ROOM
8'5" x 9'10" (2.58 x 3.01)
Double glazed French doors to rear. Double doors to living room and door to kitchen.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising wash hand basin and close coupled wc. Heated towel rail.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to front. Airing cupboard housing combination boiler

BEDROOM ONE
10'10" x 10'2" (3.32 x 3.11)
Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM TWO
10'1" x 859'6" (3.08 x 262)
Double glazed windows to rear. Radiator.

BEDROOM THREE
9'0" x 8'6" (2.76 x 2.61)
Double glazed window to front. Radiator. f

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Heated towel rail. Shaver point.

FRONT GARDEN
Laid to lawn with hedge border. Block paved driveway parking leading to garage.

GARAGE
Up and over door to front. Power and light. Double glazed door to rear garden.

REAR GARDEN
Laid generously to lawn with rear width patio area. Gated access to front. Mature hedging and planted borders. Power.

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

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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.

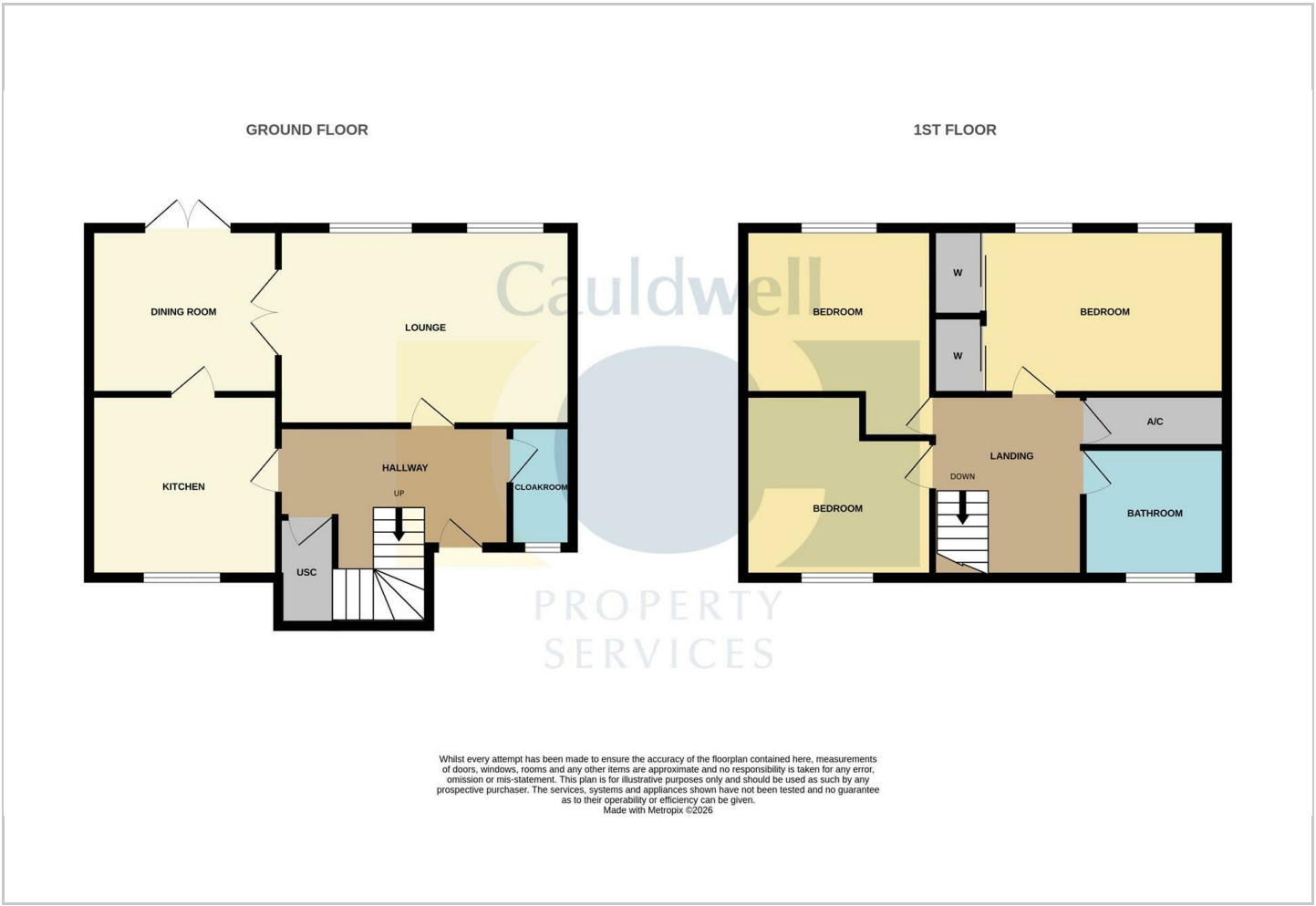
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

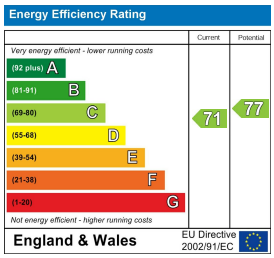
Floor Plan



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