



# Cauldwell

PROPERTY SERVICES



## 20 Braybrooke Drive

Furzton, Milton Keynes, MK4 1AF

£290,000



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## ENTRANCE HALL

Entrance door. Door to living room.

## LIVING ROOM

13'8" x 14'9" (4.18 x 4.5)

Double glazed window to front. Double paneled radiator. Door to kitchen and dining room.

## KITCHEN/DINING ROOM

9'6" x 14'8" (2.90 x 4.49)

Fitted with a range of wall and base units with roll top worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for dishwasher. Space for fridge freezer. Wall mounted boiler. Sliding double glazed door to rear.

## BEDROOM ONE

10'5" x 8'2" (3.19 x 2.49)

Double glazed window to front. Radiator.

## BEDROOM TWO

9'6" x 7'10" (2.91 x 2.41)

Double glazed window to rear. Radiator.

## BEDROOM THREE

6'2" x 7'6" (1.90 x 2.30)

Double glazed window to front. Radiator.

## BATHROOM

## REAR GARDEN

Laid to shingle with a patio area and wooden fence surround.

## GARAGE

Up and Over door

## COUNCIL TAX BAND

Council tax band . Sourced from <http://cti.voa.gov.uk/cti/initi.asp>

### 1. Measurements

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.

### 3. Mortgage

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.

### 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

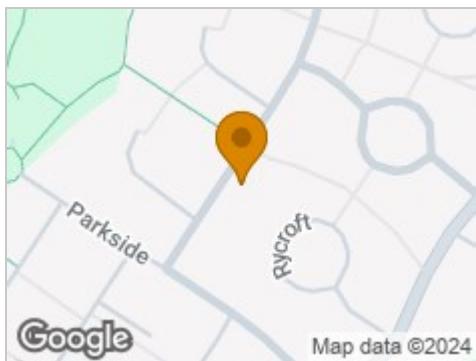
making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

## 2. Vendor Approval

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.



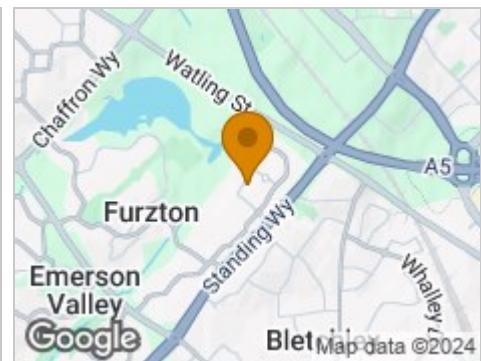
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

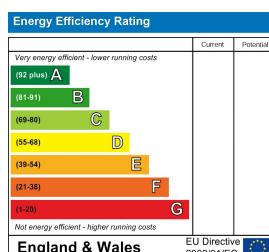
Whilst every attempt is made to ensure the accuracy of the floor plan, no guarantee is given that the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.