Cauldwell

PROPERTY SERVICES

18 Forrabury Avenue

Bradwell Common, Milton Keynes, MK13 8NG

£500,000

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ENTRANCE HALL
Double glazed UPVC door to front. Radiator. Amtico tiled flooring. Doors to inner hall way and cloakroom.

CLOAKROOM
Double glazed obsure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surorund. Radiator. Amtico tiled flooring.

INNER HALL WAY
Stairs to first floor landing with under stairs storage cupboard. Doors to living room, kitchen. Arch to dining room. Radiator. Amtico tiled flooring.

DINING ROOM
12'1" x 8'2" (3.69 x 2.50)
Double glazed window to front. Radiator. Amtico tiled flooring. Internet connection point.

KITCHEN
15'2" x 8'0" (4.63 x 2.44)
Double glazed window to rear and double glazed door to side. Re-fitted with a range of wall and base units with worksurfaces and panelled splash backs. One and half bowl sink drainer and mixer tap. Electric oven, grill and four ring hob with extractor hood over Integral fridge freezer, dishwasher and washing machine. Wall mounted central heating boiler. Under cupboard lighting. LED lighting. Amtico tiled flooring.

LIVING ROOM
14'8" x 12'0" (4.49 x 3.67)
Sliding doors to rear. Television point. Two radiators. Gas fireplace. Amtico tiled flooring.

CONSERVATORY
11'10" x 8'10" (3.62 x 2.70)
Brick base with UPVC double glazed windows to sides and rear. Double glazed French doors to side. Glass roof. Wall lights. Amtico tiled flooring. LED lighting,

FIRST FLOOR LANDING
Stairs from inner hallway. Radiator. Airing cupboarrd. Access to part boarded loft via drop down ladder.

BEDROOM ONE
13'7" x 11'4" (4.15 x 3.46)
Double glazed window to front. Radiator. Television point. Fitted wardrobes and built in over stairs wardrobe. Door to ensuite.

ENSUITE
Double glazed obscure window to front. Re-fitted suite comprising shower cubicle with mains shower, wash hand basin in vanity surround with close coupled wc and recess cistern. Heated towel rail. Extractor fan. LED lighting. Tiled walls and flooring.

BEDROOM TWO
15'0" x 7'6" (4.58 x 2.30)
Double glazed velux window to front with fitted blind. Radiator.

BEDROOM THREE
12'0" x 8'1" (3.67 x 2.47)
Double glazed window to rear. Radiator.

BEDROOM FOUR
8'8" x 8'0" (2.66 x 2.44)
Double glazed window to rear. Radiator

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with hand shower attachment, shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Wall mounted cabinet. LED lighting. Tiled walls and flooring.

FRONT GARDEN
Small lawned front garden with block paved driveway parking. Gated access.

Tel: 01908 304480

GARAGE
Electric roller door to front. Power and light.

REAR GARDEN
Laid to lawn with rear block paved patio area. Mature flower beds and borders to both sides and rear. Small trees and plants with fishpond water feature. Garden lighting. Outside tap. Gated access to front. Timber shed.

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

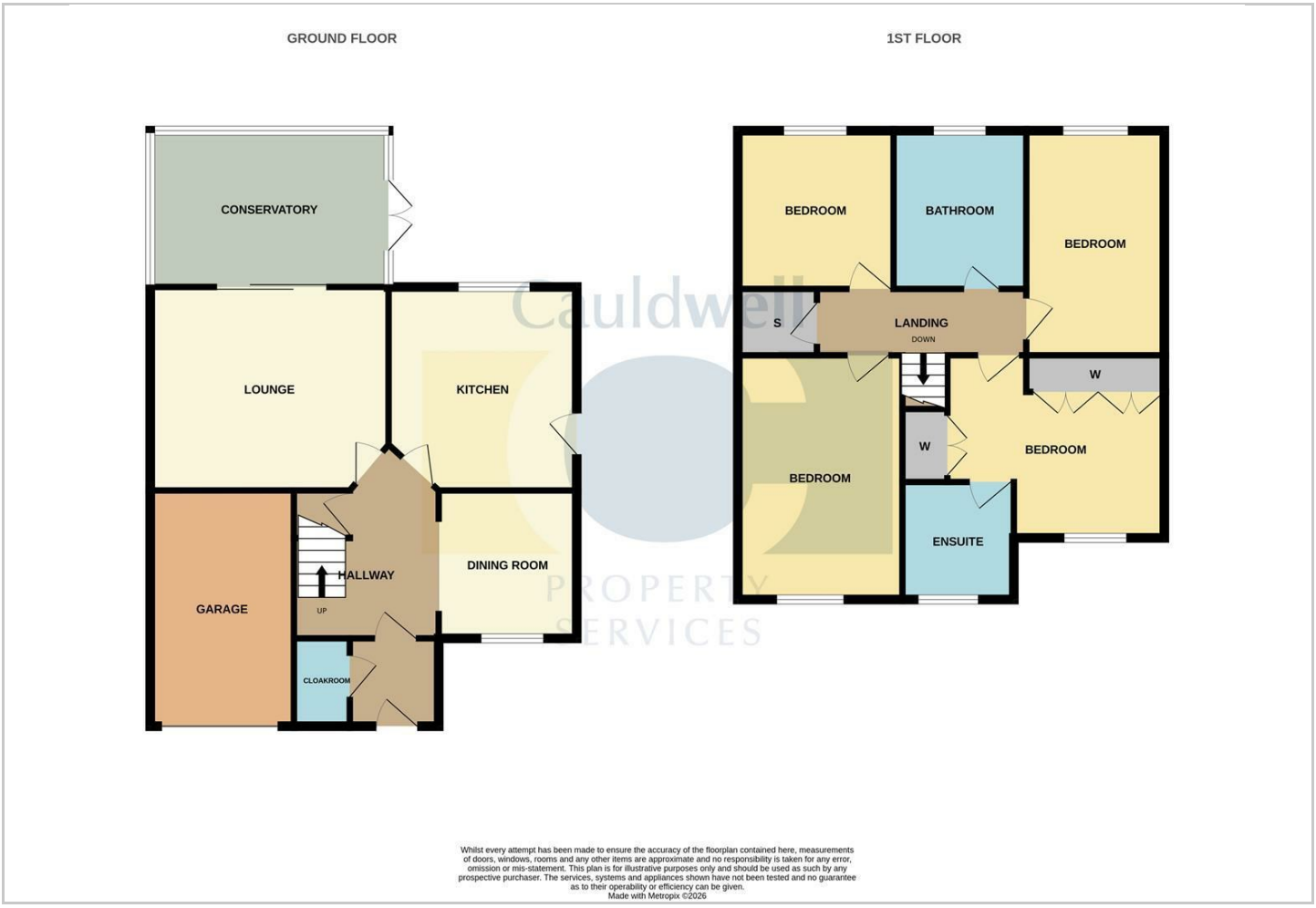
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Road Map

Hybrid Map

Terrain Map

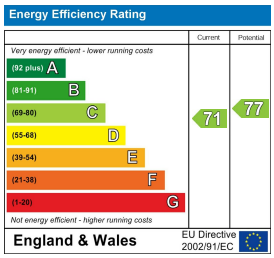
Floor Plan



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



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