

Cauldwell

PROPERTY SERVICES



33 Rickley Lane

Bletchley, Milton Keynes, MK3 6BS

£495,000



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ENTRANCE PORCH

Double glazed UPVC door to front. Wooden flooring. Block paneled door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing. Radiator. Glass panelled door to living/dining room and kitchen.

LIVING / DINING ROOM

23'11" x 11'7" (7.30 x 3.54)

Double glazed bow window to front. Two radiators. Gas fireplace. Television point. Telephone point. Glass panelled door to kitchen. Storage cupboard. Arch to snug/office.

SNUG/OFFICE

11'1" x 7'5" (3.38 x 2.28)

Double glazed French doors and windows to rear and side.

KITCHEN

12'7" x 8'3" (3.84 x 2.52)

Double glazed window to rear. Double glazed door to side. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven and grill with hob and extractor hood. Fridge freezer, dishwasher and washing machine. Under cupboard lighting. LED lighting. Radiator.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising low level wc and wash hand basin. Part tiled walls.

FIRST FLOOR LANDING

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

BEDROOM ONE

12'7" x 11'8" (3.86 x 3.56)

Double glazed window to front. Radiator. Fitted wardrobes and bedroom furniture.

BEDROOM TWO

12'7" x 9'5" (3.85 x 2.89)

Double glazed window to front. Radiator.

BEDROOM THREE

11'6" x 9'7" (3.52 x 2.93)

Double glazed window to rear. Radiator.

BEDROOM FOUR

8'5" x 8'5" (2.59 x 2.59)

Double glazed window to rear. Airing cupboard.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with electric shower and glass screen, wash hand basin in vanity unit and close coupled wc. Cabinet. Victorian style heated towel rail. Fitted mirror. LED lighting.

FRONT GARDEN

Hedge border and raised flower beds with off road parking for several vehicles.

GARAGE

Up and over door to front. Power. Wall mounted combination boiler.

REAR GARDEN

Laid to lawn with patio area and decking. Outside tap. Mature beds and borders. Gated access to front.

Tel: 01908 304480

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.



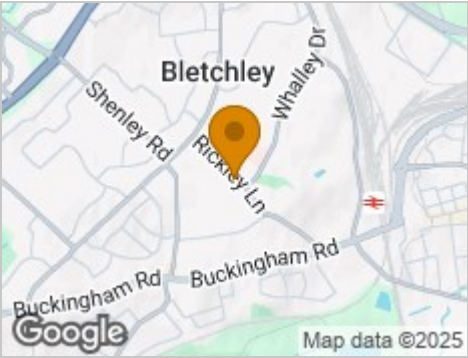
Road Map



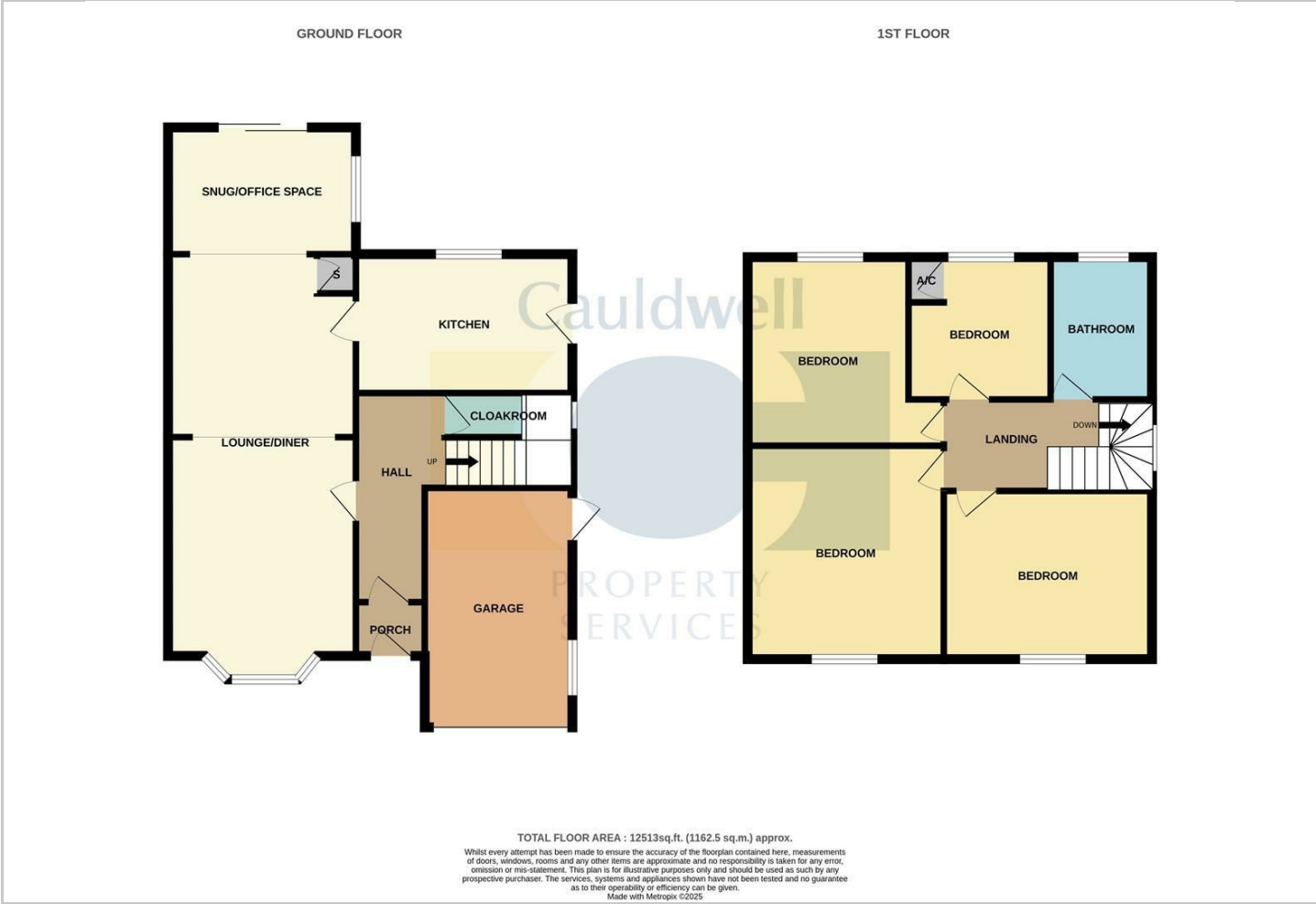
Hybrid Map



Terrain Map



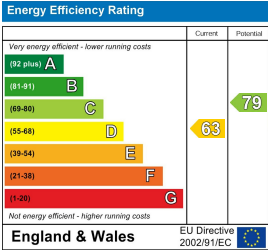
Floor Plan



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



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.