



Cauldwell

PROPERTY SERVICES



2 The Tannery

Cosgrove, Milton Keynes, MK19 7EZ

£450,000



2 The Tannery

Cosgrove, Milton Keynes, MK19 7EZ

£450,000



KITCHEN/DINING ROOM

17'3" x 15'5" (5.28 x 4.72)

Entered via car park side of house

Double glazed composite door to rear. Double glazed French doors to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Smeg oven, Four ring gas hob and extractor hood. Integral fridge freezer and dishwasher. Under cupboard lighting. Utility cupboard housing plumbing for washing machine and combination boiler. Double glazed sky light window to side aspect. Part vaulted ceiling. LED lighting. Ceramic tiled flooring with under floor heating. Hard wired fibre broadband point.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Extractor fan. LED lighting. Ceramic tiled flooring with under floor heating.

LIVING ROOM

17'3" x 13'6" max (5.28 x 4.13 max)

Double glazed window to front. Solid oak door to front with leaded feature window. Television point. Internet point. Multi fuel burning fireplace with stone surround. Under floor heating.

FIRST FLOOR LANDING

Stairs from rear entrance area. Access to part boarded loft space. Storage cupboard. Double glazed window to front. Radiator.

BEDROOM ONE

11'3" x 10'4" (3.45 x 3.15)

Double glazed window to front aspect. Radiator. Television point. Door to ensuite.

ENSUITE

8'7" x 3'11" (2.62 x 1.21)

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Wall mounted medicine cabinet with mirror and wall light over. Heated towel rail. Extractor fan. Tiled flooring.

BEDROOM TWO

12'0" x 10'5" max (3.67 x 3.20 max)

Double glazed window to rear aspect. Radiator. Television point.

BEDROOM THREE

10'2" x 6'8" max (3.11 x 2.05 max)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Wall mounted medicine cabinet. Wall light with electric shaver point. LED lighting. Heated towel rail. Tiled flooring.

FRONT GARDEN

Small paved area with flower beds leading to lawn area overlooking canal.

REAR GARDEN

Rear width patio area and patio to gate with lawn and flower beds. Stone built wall with wrought iron fencing leading to parking.

PARKING

Off road parking for two vehicles in residence only parking area (one space has a 7KW electric car charger) Additional visitor spaces.

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.

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.

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



Road Map



Hybrid Map



Terrain Map



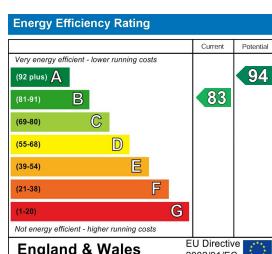
Floor Plan



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.