



# Cauldwell

PROPERTY SERVICES



## 26 Fullers Ground

Eagle Farm South, Milton Keynes, MK17 7AX

£439,500



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## ENTRANCE HALL

Stairs to first floor. Skimmed ceiling. Wooden flooring. Door to cloakroom, living room and kitchen.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiles. Radiator. Frosted double glazed window to front,

## KITCHEN

13'9" x 8'1" (4.21 x 2.48)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and washing machine. Wooden flooring. Under unit lighting. Wall mounted concealed boiler. Double glazed window to front. Skimmed ceiling. Radiator.

## LOUNGE/DINING ROOM

15.1 x 19.5 (4.57m.0.30m x 5.79m.1.52m)

Understairs storage cupboard. Wooden flooring. Double glazed French doors and double glazed windows to the rear. Skimmed ceiling. Radiator.

## FIRST FLOOR LANDING

Stairs to second floor. Radiator. Skimmed ceiling.

## BEDROOM ONE

15'1" x 12'0" (4.60 x 3.68)

Two double glazed windows to the rear, Built in wardrobe with sliding doors. Door to Jack and Jill ensuite. Radiator. Skimmed ceiling.

## JACK AND JILL ENSUITE

Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Skimmed ceiling. Extractor.

## BEDROOM THREE

15'1" x 9'8" (4.60 x 2.96)

Two double glazed windows to the front. Radiator. Skimmed ceiling.

## SECOND FLOOR LANDING

Double doors to airing cupboard. Door to bathroom,, bedroom two and four.

## BEDROOM TWO

15'1" x 12'2" (4.60 x 3.71)

Two double glazed windows to the rear. Radiator. Loft access. Wardrobe with floor to ceiling mirrored doors.

## BEDROOM FOUR

13'9" x 8'4" (4.21 x 2.55)

Double glazed window to the front. Radiator. Skimmed ceiling.

## BATHROOM

Three piece suite comprising panelled bath with mixer tap, low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to the front. Extractor. Radiator.

## REAR GARDEN

Enclosed and laid to lawn with wooden fence surround. Patio area. Covered seating area. Gated rear access. Allocated parking for two vehicles.

## COUNCIL TAX BAND

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/init.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**

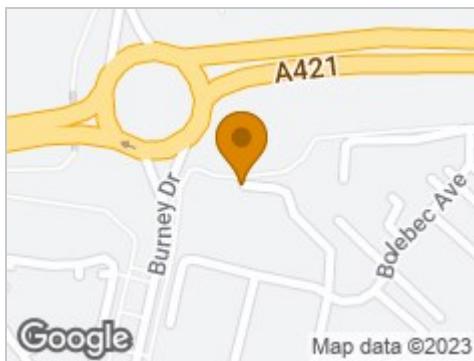
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### **4. Solicitors**

We routinely refer customers to Franklins solicitors, Key Conveyancing 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



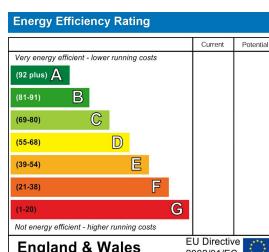
## Floor Plan



## 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.