



Cauldwell

PROPERTY SERVICES



62 The High Street

Two Mile Ash, Milton Keynes, MK8 8HD

£299,999



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ENTRANCE HALL

UPVC double glazed door to front. Radiator. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Wall mounted boiler.

KITCHEN

7'1" x 7'3" (2.18 x 2.21)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Plumbing for dishwasher and washing machine. Radiator.

LIVING/DINING ROOM

15'3" x 13'9" (4.65 x 4.21)

Double glazed window to rear. Double glazed patio doors to rear. Two radiators. Television and internet point. Double glazed window to front. Stairs to first floor landing.

FIRST FLOOR LANDING

Stairs from living / dining room. Double glazed window to front. Access to part boarded loft space.

BEDROOM ONE

10'9" x 8'4" (3.3 x 2.55)

Double glazed window to rear. Radiator.

BEDROOM TWO

10'2" x 6'0" (3.11 x 1.84)

Two double glazed windows to rear. Radiator.

BEDROOM THREE

7'0" x 8'10" max (2.14 x 2.70 max)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with shower over and screen, wash hand basin in vanity surround close coupled wc. Extractor fan. Heated towel rail.

FRONT GARDEN

Small artificial lawn garden.

REAR GARDEN

Laid to lawn with patio area. Gated access to rear leading to parking. Outside power. Timber shed and timber outbuilding.

TIMBER OUTBUILDING

17'0" x 6'11" (5.20 x 2.12)

Double glazed door to front. Double glazed window to side. Power and light.

PARKING

Off road parking for two vehicles.

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

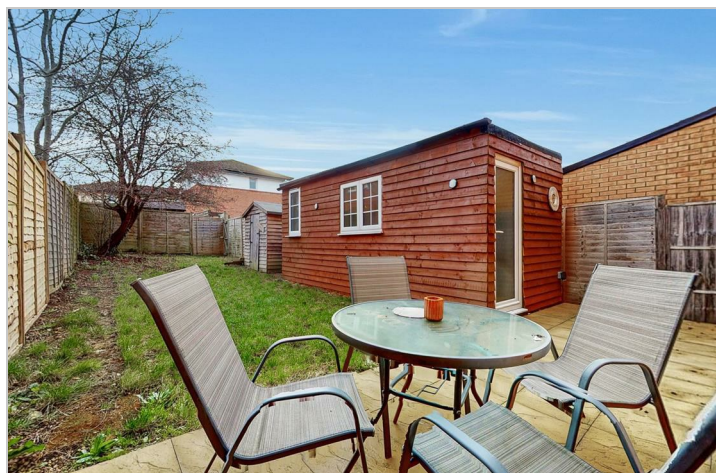
an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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



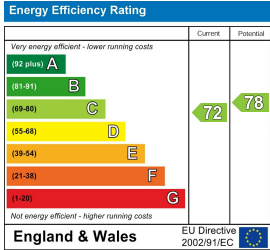
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.