



Cauldwell

PROPERTY SERVICES



11 Twinflower

Walnut Tree, Milton Keynes, MK7 7LH

£300,000



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ENTRANCE

Front entrance door. Door to living room.

LIVING ROOM

15'4" x 12'2" (4.69 x 3.72)

Stairs to first floor. Door to rear garden and kitchen. Two radiators.

KITCHEN

11'4" x 7'4" (3.47 x 2.26)

Fitted with a range of wall and base units with worksurfaces incorporating a sink drainer and mixer tap. Built in oven and hob. Space for fridge freezer. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Double glazed French doors to rear.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to side. Airing cupboard. Doors to all rooms. Loft access.

BEDROOM ONE

10'7" x 8'11" (3.23 x 2.74)

Double glazed window to rear. Radiator.

BEDROOM TWO

12'2" x 9'4" (3.71 x 2.85)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising low level wc, panelled bath with shower attachment, and wash hand basin. Frosted double glazed window to side and rear.

REAR GARDEN

Laid to lawn with decking area and shingle area. Brick and fence surround. Gated side access.

SINGLE GARAGE

Up and over door. Block paved driveway.

COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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.

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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



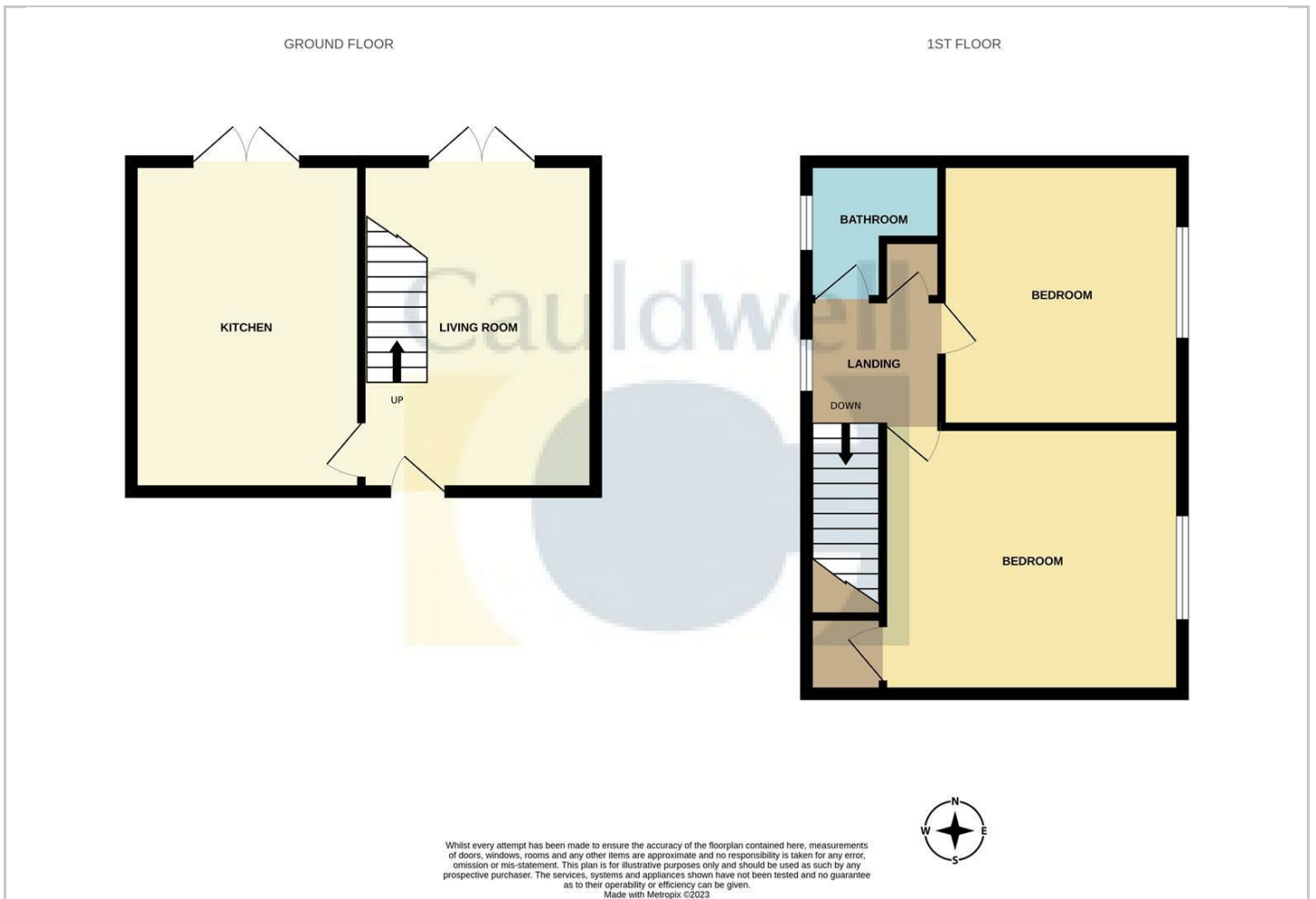
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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.