Cauldwell

PROPERTY SERVICES

2 Eston Court

Bradville, Milton Keynes, MK13 7DF

£375,000

4 2 3 C

2 Eston Court

Bradville, Milton Keynes, MK13 7DF

£375,000

ENTRANCE PORCH
Double glazed French doors to front. Double glazed window to side. Double glazed door to hallway.

ENTRANCE HALL
Stairs to first floor landing. Radiator. Door to living room.

LIVING ROOM
14'4" x 15'4" max (4.37 x 4.68 max)
Double glazed window to front. Radiator. Television and internet point. Gas fireplace.

DINING ROOM
14'11" x 9'11" (4.55 x 3.04)
Double glazed French doors and windows to rear. Understairs storage cupboard. Radiator. Door to kitchen and utility room.

CONSERVATORY
8'2" x 8'6" (2.49 x 2.61)
Brick and UPVC double glazed windows to both sides and rear. Double glazed French doors to rear.

KITCHEN
11'3" x 7'11" (3.45 x 2.42)
Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, grill. induction hob and extractor hood. Integral dishwasher. Tiled flooring Door to integral garage.

UTILITY ROOM
7'0" x 5'4" (2.14 x 1.65)
Double glazed window to rear. Worksuface. Space for fridge freezer. Plumbing for washing machine. Under counter freezer. Tiled flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE
13'7" x 7'0" (4.15 x 2.14)
Double glazed window to front. Access to loft. Radiator. Door to ensuite.

ENSUITE
7'11" x 4'9" (2.42 x 1.47)
Double glazed obscure window to rear. Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Part tiled walls. Cupboard housing Condensing Boiler.

BEDROOM TWO
12'2" x 8'6" (3.71 x 2.60)
Double glazed window to front. Built in wardrobe. Radiator. Television point.

BEDROOM THREE
10'0" x 8'6" (3.05 x 2.60)
Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM FOUR
9'3" x 6'5" (2.83 x 1.96)
Double glazed window to front. Radiator. Storage cupboard.

BATHROOM
Double glazed obscure window to rear. Suite comprising bath with mixer tap and mains shower with screen., wash hand basin in vanity surround and close coupled wc. Heated towel rail. Wall mounted cabinet.

FRONT GARDEN
Laid to lawn with a selection of mature bedding,. Hardstanding driveway parking leading to garage.

Tel: 01908 304480

GARAGE

16'6" x 8'11" (5.04 x 2.73)

Up and over door to front. Power and light. Door to kitchen.

REAR GARDEN

Laid to artificial lawn with rear width patio area with stone edging, flower beds and borders. Timber storage shed. Outside tap.

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.

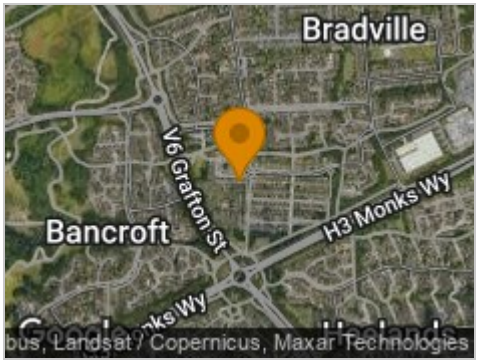
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

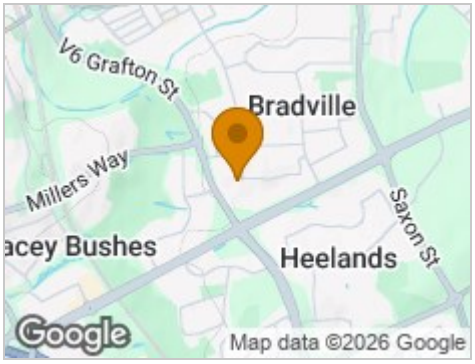
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

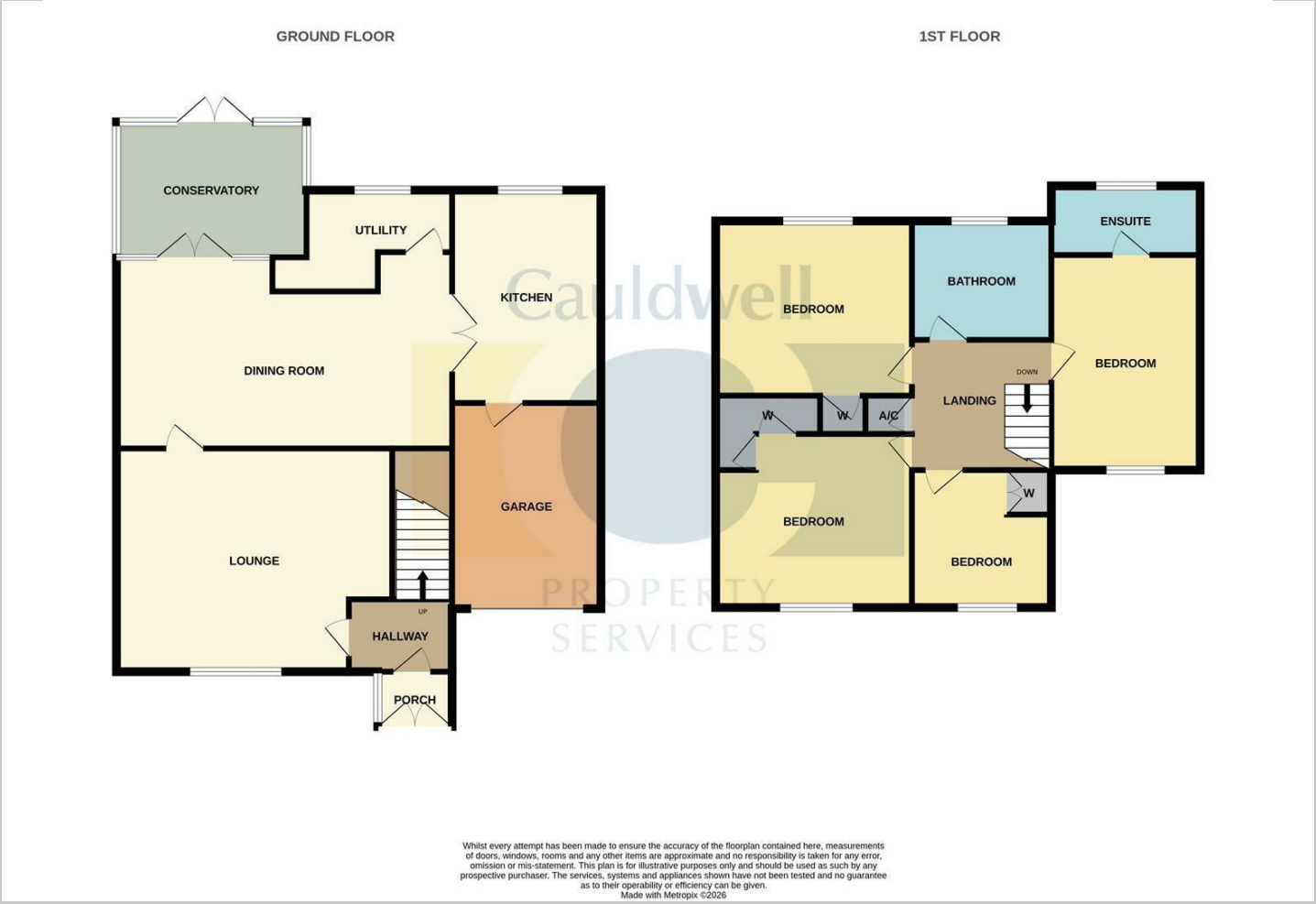
Hybrid Map



Terrain Map



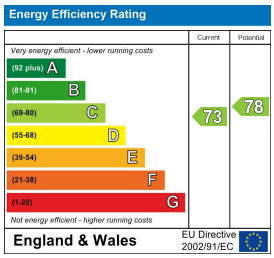
Floor Plan



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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk