Cauldwell

PROPERTY SERVICES

15 Orne Gardens

Bolbeck Park, Milton Keynes, MK15 8PQ

£375,000

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ENTRANCE HALL
Composite double glazed door to front. Radiator, Part panelled wall. Stairs to first floor landing. Door to living room.

LIVING ROOM
22'5" x 11'9" (6.85 x 3.60)
Double glazed box bay window to front. Wall paneling. Understairs storage cupboard. Radiator. Feature fireplace. Television and internet point. Exposed beams. Doors to kitchen/dining room.

KITCHEN/DINING ROOM
19'9" x 14'6" max (6.03 x 4.43 max)
'L' shaped
Double glazed window to rear. Double glazed French doors to rear. Double glazed sky light to rear. Modern fitted range of wall and base units with worksurfaces incorporating sink drainer and boiling water feature. Breakfast bar. Range style oven with five ring gas hob and extractor hood over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Space for tumble dryer. LED ceiling spot lights. Under cupboard lighting. Two radiators. Tiled splash backs. Door to utility room.

UTILITY STORE ROOM
7'4" x 8'2" (2.26 x 2.51)
Extractor fan. Door to storage garage.

STORAGE GARAGE
Up and over door. Power and light.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to boarded loft space. LED spot lights.

BEDROOM ONE
12'4" x 8'3" max (3.77 x 2.52 max)
Double glazed window to front. Radiator. Built in corner wardrobe. Door to ensuite.

ENSUITE
Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting,

BEDROOM TWO
11'6" x 8'6" (3.51 x 2.61)
Double glazed window to front. Radiator. Over stairs storage space. Built in double wardrobe. Exposed beam LED spot lights.

BEDROOM THREE
9'10",95'1" x 5'10" (3,29 x 1.80)
Double glazed window to rear. Radiator. LED spot lights.

BATHROOM
Double glazed obscure window to rear. Re-fitted suite comprising bath with shower over with screen, wash hand basin in vanity surround and close coupled wc. Fitted storage cupboards. Heated towel rail. Wall mounted cabinet and mirror light. Tiled walls. LED spots. Extractor fan.

FRONT GARDEN
Block paved driveway parking.

REAR GARDEN
Laid to lawn with rear width patio area and raised timber deck. Flower beds. Outside tap.

Tel: 01908 304480

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.

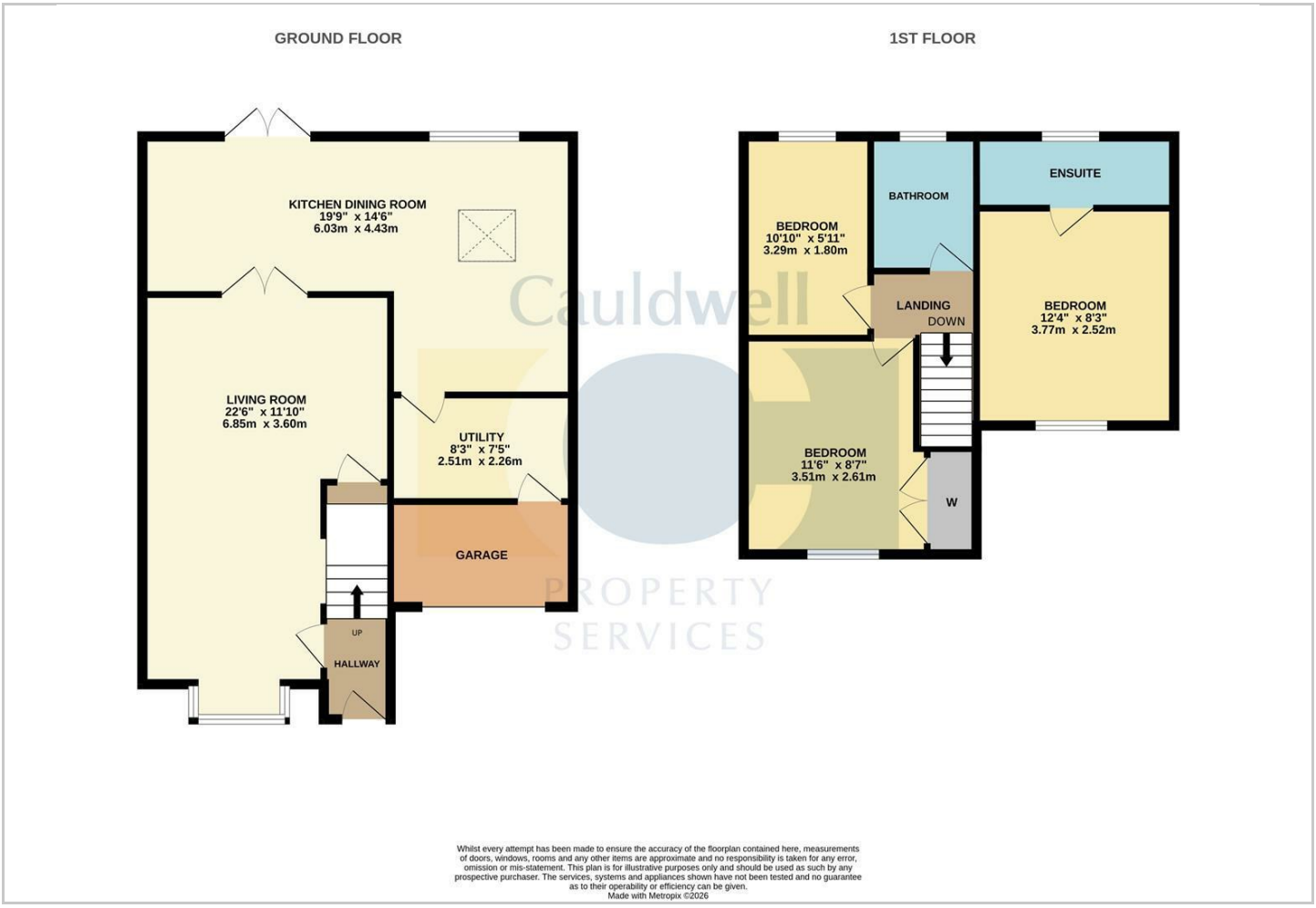
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

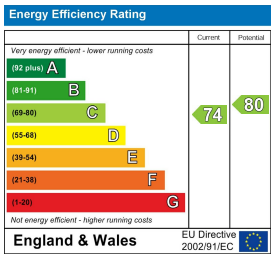
Floor Plan



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



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