Cauldwell

PROPERTY SERVICES

4 Rochester Court

Shenley Church End, Milton Keynes, MK5 6HE

£435,000

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ENTRANCE HALL
Double glazed corner window. Door to side. Radiator. Stairs to first floor landing.

CLOAKROOM
Double glazed corner window. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

LIVING ROOM
19'6" x 10'7" (5.95 x 3.25)
Double glazed window to front. Double glazed patio doors to rear. Two radiators. Television point.

KITCHEN/DINING ROOM
19'6" x 12'0" max (5.96 x 3.68 max)
Double glazed windows to front and rear. Door to rear. Wall and base units with breakfast bar seating area and worksurfaces. One and half bowl sink drainer and mixer tap. Electric oven and gas hob with extractor fan. Plumbing for washing machine. Space for dishwasher. Plumbing for washing machine. Space for fridge freezer. Radiator. Understairs storage cupboard.

FIRST FLOOR LANDING
Stairs from entrance hall . Access to loft space. Airing cupboard. Cupboard housing central heating boiler.

BEDROOM ONE
10'8" x 12'2" (3.27 x 3.73)
Double glazed window to front. Radiator.

ENSUITE
Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Radiator.

BEDROOM TWO
11'5" x 8'11" (3.49 x 2.72)
Double glazed window to front. Radiator.

BEDROOM THREE
7'7" x 7'0" (2.32 x 2.15)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Radiator. Shaver point .

FRONT GARDEN
Laid to lawn with planting. Block paved path to front door. Hardstanding driveway leading to garage.

GARAGE
Up and over door to front. Personal door to garden

REAR GARDEN
Mainly laid to lawn with wrap round to side with mature trees, paved area and outside tap. Gated access to front.

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

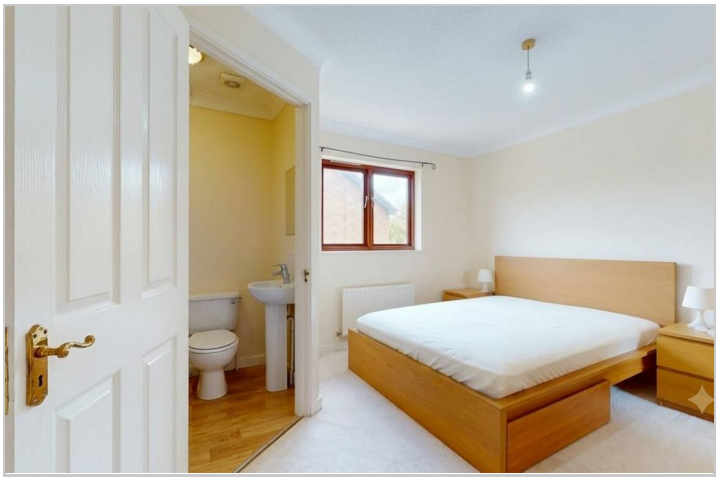
Tel: 01908 304480

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

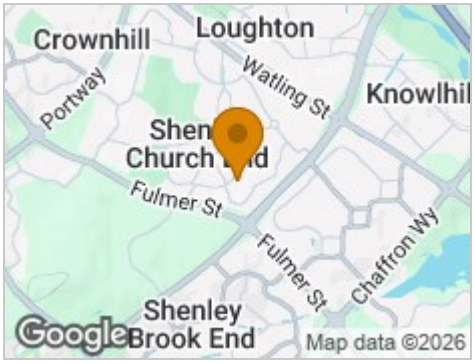
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



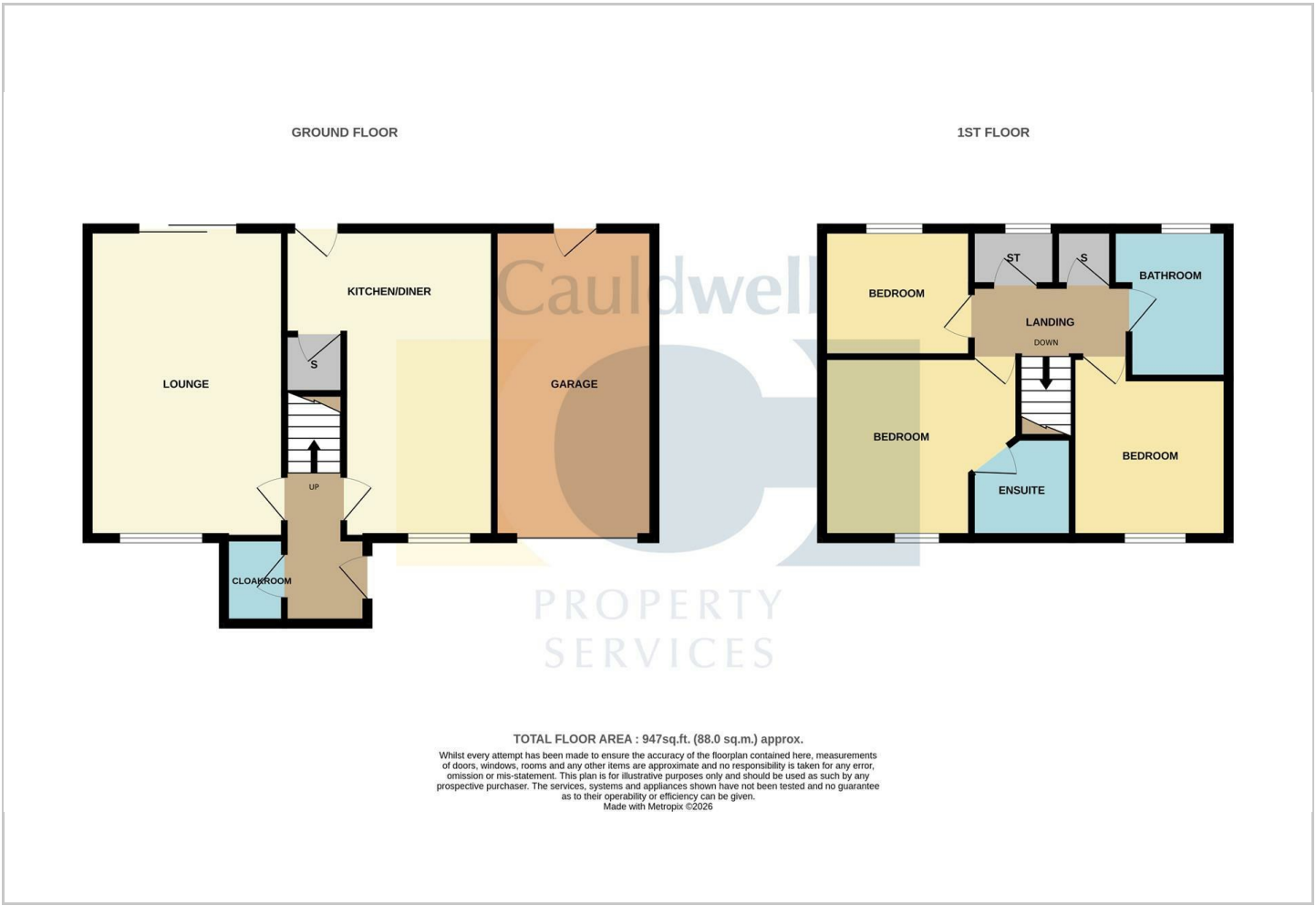
Road Map

Hybrid Map

Terrain Map



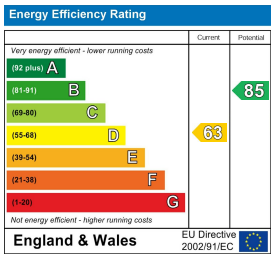
Floor Plan



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.

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