



Cauldwell

PROPERTY SERVICES



18 Tiverton Crescent

, Kingsmead, MK4 4BY

Offers Over £599,995



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ENTRANCE HALL

Doors to all rooms. Understairs storage cupboard. Coving to textured ceiling Radiator.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to side. Heated towel rail.

KITCHEN/BREAKFAST ROOM

17'0" x 8'7" (5.19 x 2.64)

Fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer and mixer tap with drinking water filter. Space for Range cooker with extractor hood. Built in dishwasher and built in tumble dryer. Built in fridge freezer. Tiled flooring Double glazed window to side and rear. Two radiators. Skimmed ceiling with inset lighting.

UTILITY AREA

Double glazed window to front and side. Door to driveway. Coved ceiling with inset lighting. Tiled flooring.

LIVING ROOM

16'8" x 11'2" (5.09 x 3.42)

Sliding double glazed doors to conservatory. Double glazed window to rear. Feature fireplace and surround. Coving to textured ceiling. Radiator.

STUDY

6'10" x 7'4" (2.09 x 2.26)

Double glazed window to front. Radiator. Double integrated storage cupboard. Coving to textured ceiling.

DINING ROOM

9'1" x 10'11" (2.77 x 3.34)

Double glazed window to front. Radiator.

CONSERVATORY

13'3" x 9'1" (4.05 x 2.78)

UPVC and brick construction. Fully carpeted. Insulated roof. Inset lighting. Skimmed ceiling. Feature radiator. Power and lighting. Double glazed French door and windows to rear garden. Part vaulted ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to front. Radiator. Airing cupboard. Access to loft.

BEDROOM ONE

11'5" x 10'2" (3.50 x 3.12)

Double glazed window to rear. Radiator. Two double door built in cupboards. Door to ensuite.

ENSUITE

Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Heated towel rail. Frosted double glazed window to rear.

BEDROOM TWO

11'0" x 9'1" (3.36 x 2.77)

Double glazed window to front. Radiator.

BEDROOM THREE

8'8" x 8'0" (2.66 x 2.44)

Double glazed window to front. Radiator.

BEDROOM FOUR

9'3" x 7'2" (2.82 x 2.19)

Double glazed window to rear. Radiator

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Half tiled walls. Shaver point. Extractor. Skimmed ceiling Inset lighting. Frosted double glazed window to side.

REAR GARDEN

Landscaped enclosed and secluded rear garden, laid to lawn with brick and wooden fence surround. Gated side access. Side access to garage. Mature tree, flower and shrub borders. Patio area. Greenhouse. Purpose built shed building with electrics. Outside tap and lighting.

DETACHED GARAGE

Up and over door. Power and lighting. Block paved driveway.

COUNCIL TAX BAND

Council tax band E. Sourced from <https://www.gov.uk/council-tax-bands>

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.

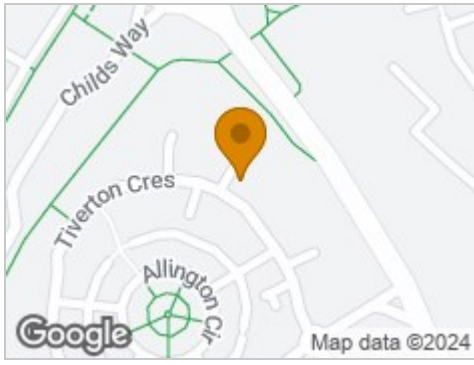
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, 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



Road Map



Hybrid Map



Terrain Map



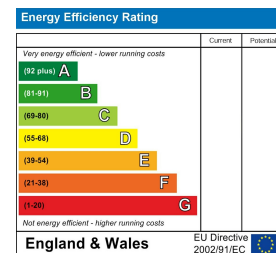
Floor Plan



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