



# Cauldwell

PROPERTY SERVICES



## 40 Lynmouth Crescent

, Furzton, MK4 1HD

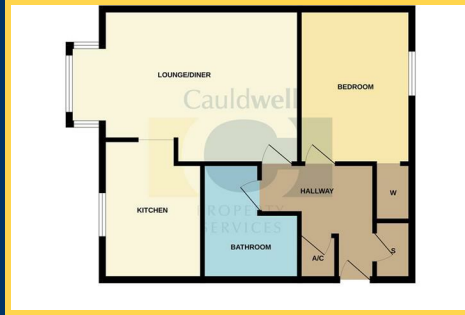
£179,995



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## ENTRANCE HALL

Via communal area via front door. Intercom access. Doors to all rooms. Airing cupboard. Storage cupboard. Wall mounted heater. Loft access.

## LIVING ROOM

17'6" x 10'7" (5.35 x 3.23)

Triple glazed bay window to front. Wall mounted storage heater. Arch to kitchen.

## KITCHEN

7'10" x 7'2" (2.40 x 2.20)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob. Washing machine. Fridge freezer. Triple glazed window to front.

## BEDROOM ONE

10'6" x 8'9" (3.22 x 2.67)

Triple glazed window to rear. Wall mounted heater.

## BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Shaver point. Extractor. Heated towel rail. Part tiled walls.

## OUTSIDE

Allocated parking and visitor bays.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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



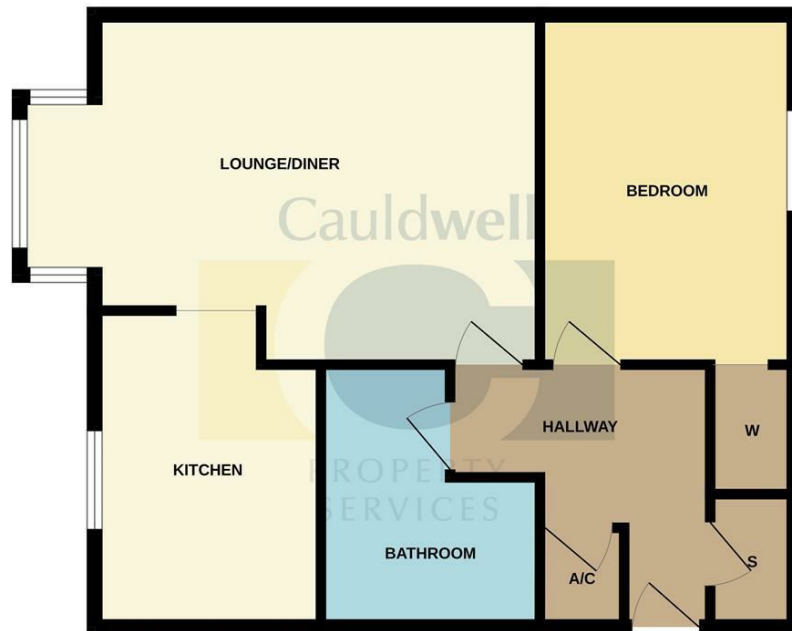
## Hybrid Map



## Terrain Map



## Floor Plan

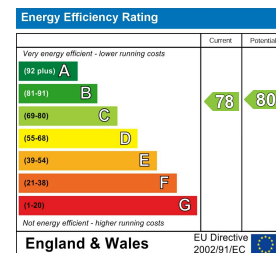


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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