



Cauldwell

PROPERTY SERVICES



95 Thillans

Cranfield, Bedford, MK43 0WP

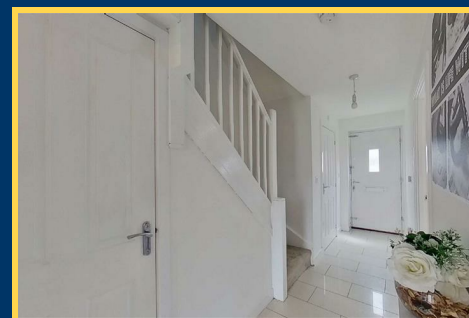
£375,000



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ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to cloakroom, kitchen/diner. Understairs storage cupboard. Skimmed ceiling. Radiator. Tiled flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Tiled flooring. Skimmed ceiling. Extractor.

KITCHEN/DINER

9'6"M x 15'3"M (2.89M x 4.65M)

Fitted with a range of soft close wall and base units with worksurface incorporating one and half bowl sink drainer. Built in double oven, four ring hob and extractor hood. Built in dishwasher, fridge freezer and washing machine. Double glazed window to front. Radiator. Skimmed ceiling with inset lighting. Tiled flooring. Wall mounted concealed boiler.

LIVING ROOM

16'7"M x 10'2"M (5.06M x 3.10M)

Double glazed French doors to rear. Double glazed window to rear. Double panelled radiator. Fitted television and fireplace unit.

FIRST FLOOR LANDING

Doors to bedrooms two, three, four and bathroom. Stairs to second floor. Skimmed ceiling.

BEDROOM TWO

12'1"M x 9'8"M (3.68M x 2.94M)

BEDROOM THREE

11'10" x 9'8" (3.6 x 2.94)

Double glazed window to rear. Radiator.

BEDROOM FOUR

10'2"M x 6'8"M (3.10M x 2.03M)

Double glazed window to rear. Radiator.

SECOND FLOOR LANDING

Door to bedroom one.

BEDROOM ONE

13'2"M x 9'6"M x 17'3" (4.01M x 2.89M x 5.25)

Dual aspect room with double glazed window to front and double glazed sky light to rear. Loft access. Skimmed ceiling. Radiator. Door to ensuite.

ENSUJITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Heated towel rail. Double glazed sky light to rear.

REAR GARDEN

Enclosed and laid to lawn with wooden fence and brick wall surround. Gated side access.

SINGLE GARAGE

Detached single garage with up and over door. Double length driveway.

COUNCIL TAX BAND

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

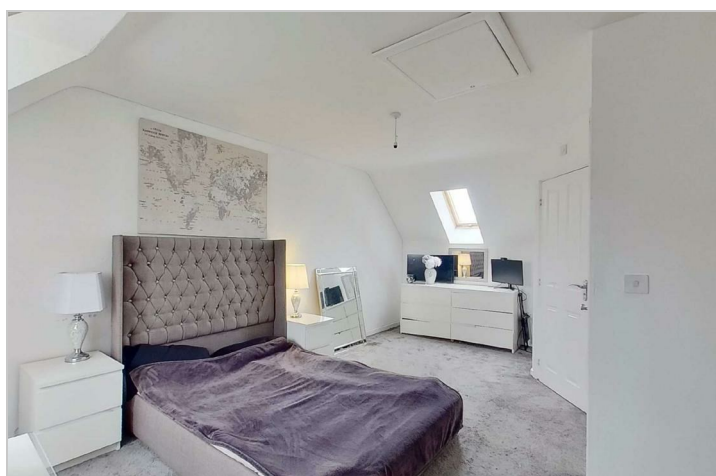
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

Tel: 01908 304480

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•• **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.

••• We routinely refer customers to Franklins solicitors, Key Conveyancing 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



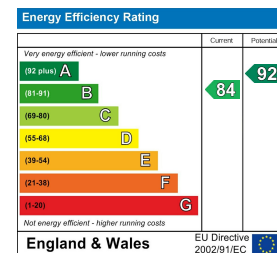
Floor Plan



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



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