



# Cauldwell

PROPERTY SERVICES



## 12 St. Abbs Court

Tattenhoe, Milton Keynes, MK4 3FW

£270,000





# 12 St. Abbs Court

Tattenhoe, Milton Keynes, MK4 3FW

£270,000



## ENTRANCE HALL

Door from communal hallway. Entry phone system. Radiator. Access to loft space. Two storage cupboards.

## KITCHEN./DINER

12'3" x 9'4" (3.75 x 2.85)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, gas hob and extractor hood. Plumbing for washing machine and dishwasher. Wall mounted central heating boiler. Radiator. Space for fridge freezer.

## LIVING ROOM

16'1" x 12'3" (4.92 x 3.74)

Two double glazed windows to front and double glazed window to side. Three radiators. Television point. Telephone point.

## BEDROOM ONE

12'11" x 10'11" (3.94 x 3.34)

Double glazed windows to side and rear. Two radiators. Built in double wardrobe. Door to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Extractor fan.

## BEDROOM TWO

10'11" x 8'7" (3.34 x 2.64)

Double glazed window to rear. Radiator. Built in double wardrobe.

## BATHROOM

Double glazed window to side. Three piece suite comprising bath with mixer tap and shower attachment, wash hand basin and close coupled wc. Radiator. Extractor fan.

## OUTSIDE

Communal gardens. Allocated parking for one vehicle and visitor spaces.

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.

Tel: 01908 304480

**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, 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



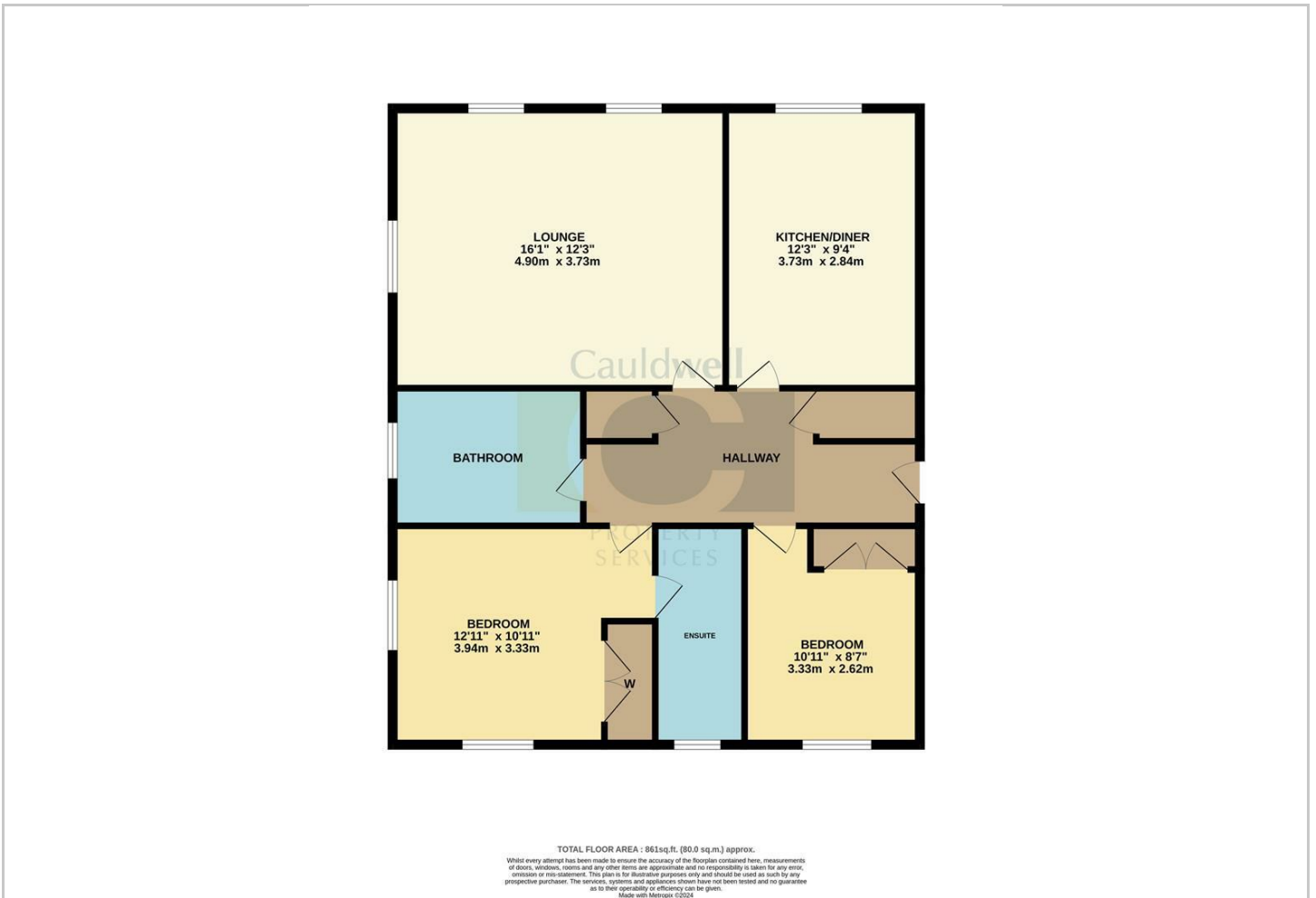
## Hybrid Map



## Terrain Map



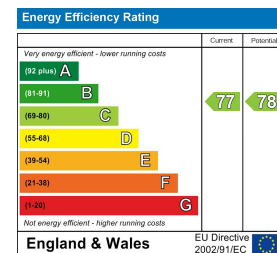
## Floor Plan



## 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.