



# Cauldwell

PROPERTY SERVICES



## 21 Wolfscote Lane

Emerson Valley, Milton Keynes, MK4 2HG

£295,000



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## ENTRANCE HALL

Double glazed door to front. Radiator. Stairs to first floor .

## KITCHEN

9'7" x 6'3" (2.94 x 1.91)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Electric oven, four ring hob and extractor hood. Space for fridge and freezer. Plumbing for washing machine. Wall mounted central heating boiler.

## CLOAKROOM

Double glazed window to front. Two piece suite comprising close couple wc and wash hand basin. Radiator

## LIVING / DINING ROOM

14'7" x 12'8" (4.46 x 3.87)

Double glazed patio doors to rear. Radiator. Television point. Telephone point.

## FIRST FLOOR LANDING

Stairs from entrance hall. Doors to bedrooms and bathroom

## BEDROOM ONE

12'9" x 8'7" (3.89 x 2.63)

Double glazed window to rear. Radiator. Access to loft space.

## BEDROOM TWO

9'4" x 7'10" (2.87 x 2.40)

Double glazed window to front. Radiator. Airing cupboard with storage space.

## BATHROOM

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

## FRONT GARDEN

Small garden area and double length driveway to side

## GARAGE

Up and over door. Personal door to rear garden.

## REAR GARDEN

Rear width patio area and lawn. Gated access to side. Two small trees.

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

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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



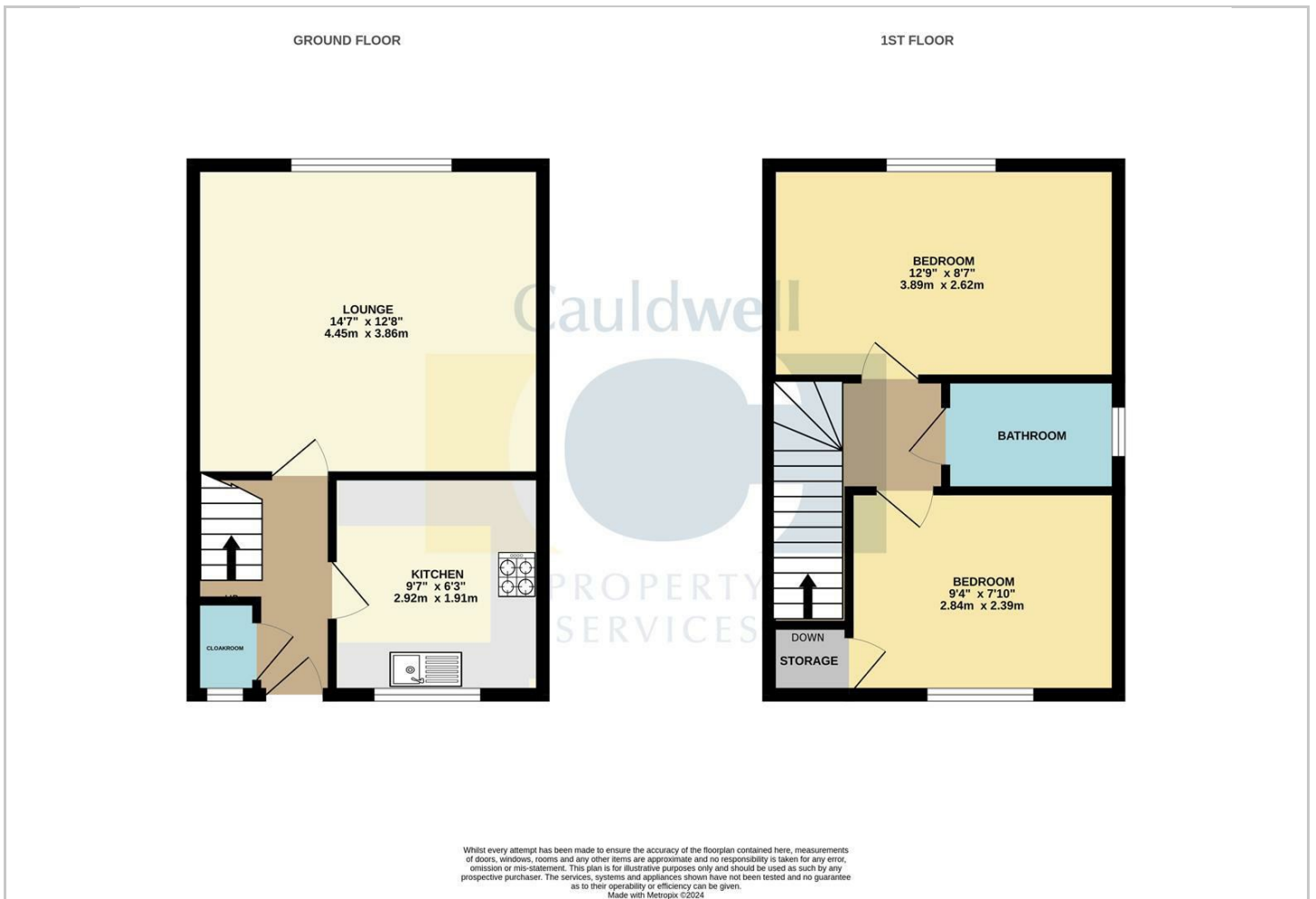
## Hybrid Map



## Terrain Map



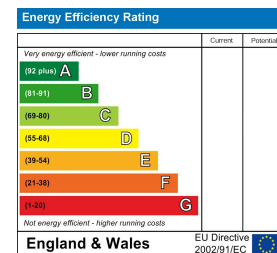
## Floor Plan



## 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.