



Cauldwell

PROPERTY SERVICES



17 Worth Court

Monkston, Milton Keynes, MK10 9LU

£425,000



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ENTRANCE HALL

Stairs to first floor. Door to kitchen and bedroom four. Radiator

BEDROOM FOUR

10'1" x 8'4" (3.08 x 2.56)

Double glazed window to front. Radiator Skimmed ceiling. Sliding door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail Extractor.

KITCHEN/DINING ROOM

12'5" x 12'3" (3.79 x 3.75)

Re-fitted with a range of wall and base units with worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Built in washing machine, fridge freezer and dishwasher. Double glazed window and door to rear. Skimmed ceiling with inset lighting

FIRST FLOOR LANDING

Door to living room and bedroom two. Stairs to second floor. Door to cloakroom.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Extractor. Skimmed ceiling.

LIVING ROOM

16'3" x 12'5" (4.97 x 3.81)

Double glazed French doors with windows to either side to Juliette balcony to front. Coving to skimmed ceiling. Radiator.

BEDROOM TWO

12'5" x 8'11" (3.81 x 2.73)

Two double glazed windows to rear. Radiator. Coving to skimmed ceiling.

SECOND FLOOR LANDING

Doors to rooms. Airing cupboard. Store cupboard. Radiator. Skimmed ceiling.

BERDOOM ONE

12'6" x 10'5" (3.82 x 3.18)

Double glazed window to front. Radiator. Skimmed ceiling. Loft access. Door to ensuite and dressing area

DRESSING AREA

Three door fitted wardrobe. Skimmed ceiling.

ENSUITE

Re-fitted three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Shaver point. Extractor. Skimmed ceiling.

BEDROOM THREE

8'11" x 6'7" (2.73 x 2.02)

Double glazed window to rear Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with mixer tap, low level wc and wash hand basin. Part tiled walls. Shaver point Extractor. Skimmed ceiling. Radiator . Frosted double glazed window to rear.

REAR GARDEN

Enclosed and laid to artificial lawn with patio and

decking area. Wooden fence surround. Gated access. Outside tap, power and lighting.

FRONT GARDEN

Laid to flower bed with hedgerow area. Path to front door. Allocated parking for two vehicles.

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

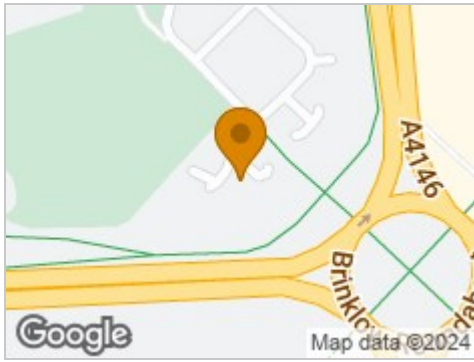
and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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



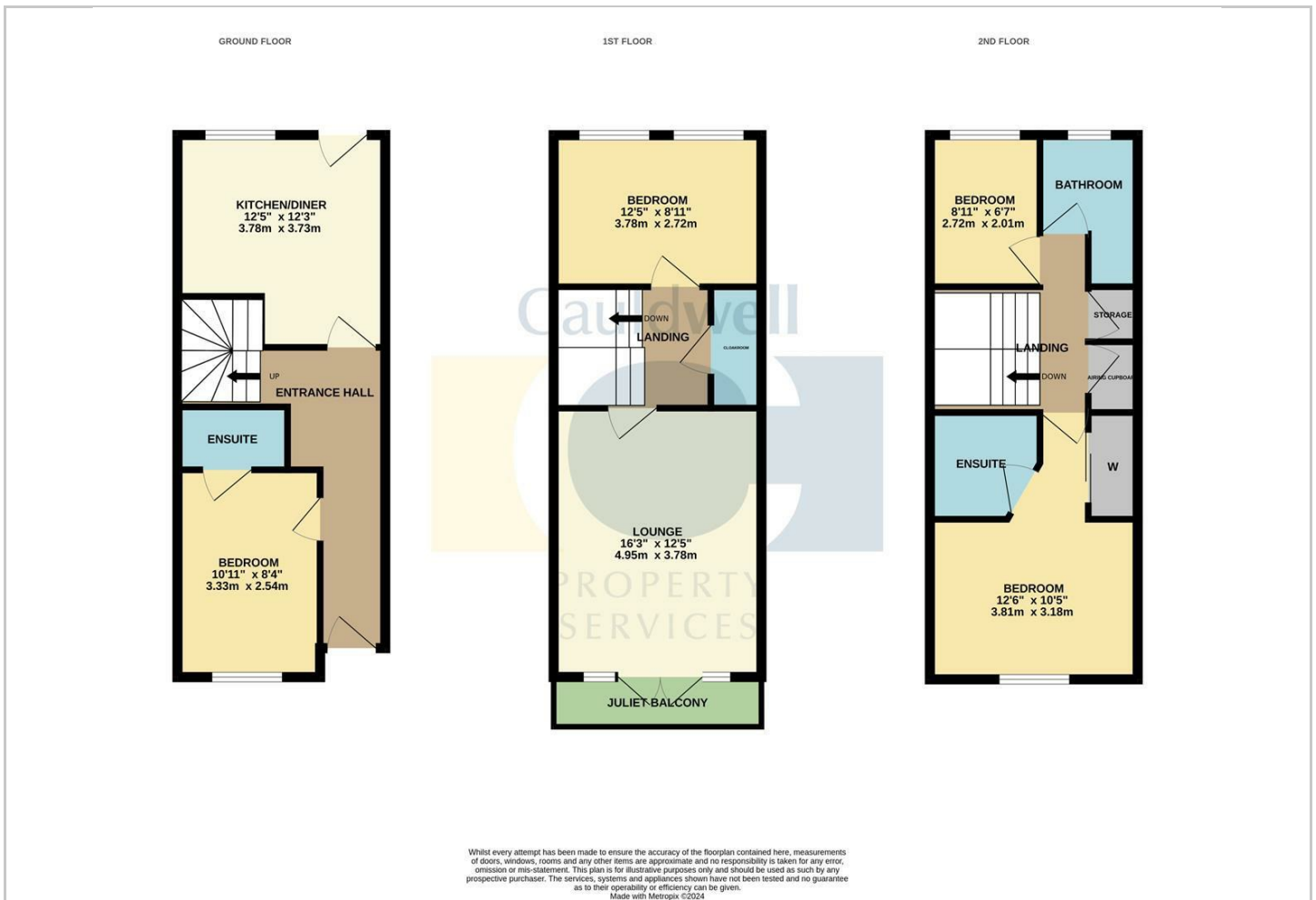
Hybrid Map



Terrain Map



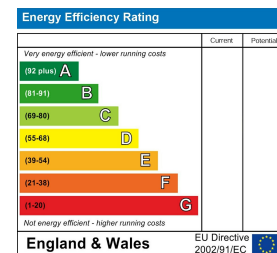
Floor Plan



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.