

Caldwell

PROPERTY SERVICES



207 Buckingham Road

Bletchley, Milton Keynes, MK3 5JF

Offers In The Region Of £575,000



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ENTRANCE PORCH

Double glazed composite door and double glazed windows to front. Vaulted ceiling. Hardwood flooring. Opening to living space.

LIVING ROOM

16'7" x 12'1" (5.07 x 3.70)

Double glazed window to front and double glazed French doors to side. Radiator. Vaulted ceiling with feature coving. LED lighting. Television point. Hardwood flooring. Door to inner hallway and opening to kitchen/dining room.

KITCHEN/DINING ROOM

12'1" x 11'9" (3.69 x 3.60)

Double glazed window to front. Double glazed window to front. Re-fitted range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Electric oven, hob and extractor hood. Integral fridge freezer and dishwasher. Under cupboard lighting. Part vaulted ceiling with feature coving. Radiator. Hardwood flooring. Leading to family room.

FAMILY ROOM

11'7" x 10'0" (3.55 x 3.06)

Double glazed window to side. Double glazed French doors and window to rear. Radiator. Feature coving. Hardwood flooring. Door to utility room.

UTILITY ROOM

7'11" x 7'10" (2.421 x 2.40)

Double glazed door to side. Fitted wall and base units with sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler. Megaflow cylinder. Extractor fan. Tiled flooring

INNER HALL WAY

Doors to bedrooms and bathroom. Hardwood flooring.

BEDROOM ONE

12'9" x 8'4" (3.89 x 2.56)

Double glazed window to rear. Radiator. Feature coving. Door to ensuite.

ENSUITE

Double glazed sky light window to side. Three piece suite comprising large walk in shower cubicle with mains shower and additional rainfall head, wash hand basin and close couple wc with recess cistern. Electric shaver point. LED lighting. Extractor fan. Heated towel rail. Tiled flooring.

BEDROOM TWO

9'10" x 8'9" (3.00 x 2.68)

Double glazed windows to rear and side. Radiator. LED lighting.

BEDROOM THREE

10'6" x 9'5" (3.21 x 2.88)

Double glazed window to rear. Radiator. Feature coving. LED lighting.

BEDROOM FOUR

11'2" x 6'3" (3.41 x 1.93)

Double glazed window to side. Radiator. Feature coving. LED lighting.

BATHROOM

Double glazed sky light window to side. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Fitted mirror. Heated towel rail. Extractor fan. LED lighting. Coving to ceiling. Tiled flooring.

Tel: 01908 304480

FRONT GARDEN

A generous lawn area with block paved driveway parking and additional shingle stone parking. Gated access to rear. Garden.

GARAGE

Electric roller door to front. Power and lighting.

REAR GARDEN

Wrap around garden with small paved seating area. Flower beds and borders. Outside garden lighting. Secondary patio area from family room. Gated access to front. Grass seeded to remainder.

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



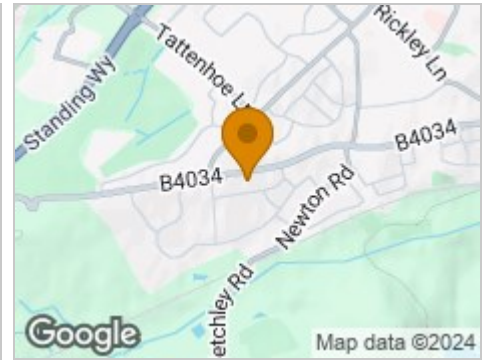
Road Map



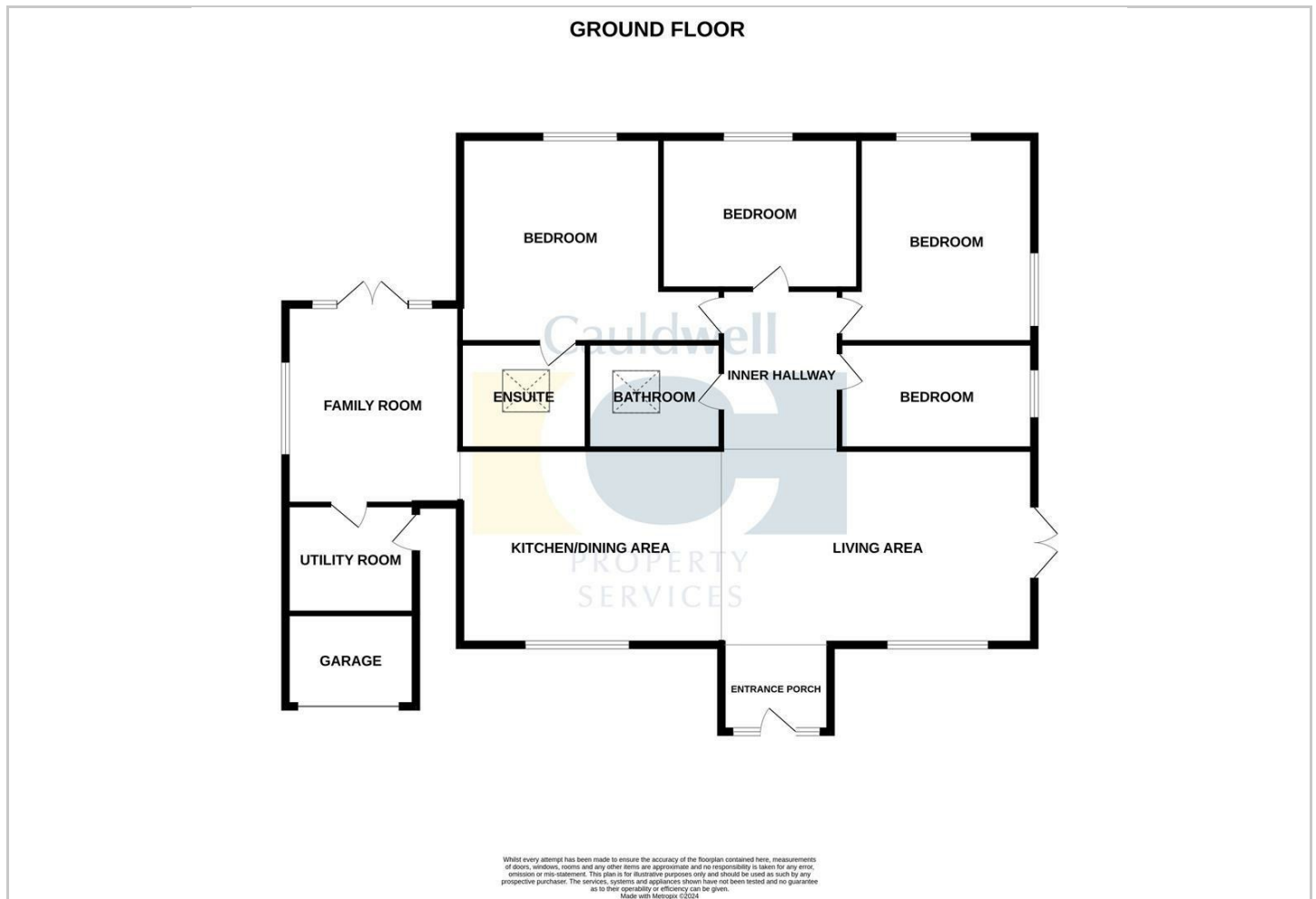
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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