



# Cauldwell

PROPERTY SERVICES



## 46 Squires Close

Coffee Hall, Milton Keynes, MK6 5HF

£299,995





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## ENTRANCE PORCH

UPVC double glazed entrance door with window to front. Radiator.

## LIVING ROOM

16'11" x 12'3" (5.18 x 3.74)

Double glazed window to front. Radiator. Television point. Internet connection point. Stairs to first floor with under stairs storage cupboard. Door to kitchen/diner.

## KITCHEN

12'2" x 7'2" (3.72 x 2.19)

Double glazed window and door to rear. Re-fitted with a range of wall and base units with worksurfaces. One and half bowl sink drainer unit and mixer tap. Electric oven, induction hob and extractor over. Space for fridge freezer. Fitted bin cupboard. Plumbing for washing machine. Wall mounted combination boiler.

## GARDEN ROOM

9'3" x 8'5" (2.83 x 2.58)

Brick and UPVC double glazed construction. Two double glazed sky light windows to either side. Electric heater. Double glazed door to side. LED lighting.

## FIRST FLOOR LANDING

Stairs from living room. Access to part boarded loft space.

## BEDROOM ONE

12'3" x 8'2" (3.74 x 2.51)

Double glazed window to front. Radiator.

## BEDROOM TWO

12'2" x 7'1" (3.73 x 2.18)

Double glazed window to rear. Radiator. Built in overstairs storage cupboard.

## BATHROOM

Double glazed obscure window to side. Re-fitted suite comprising bath with mixer tap and shower attachment over, wash hand basin in vanity surround and close couple wc. Heated towel rail. Tiled walls.

## FRONT GARDEN

Single stone driveway parking for 3/4 cars with gated access to rear garden.

## REAR GARDEN

Rear width patio area and lawn with decking area and large timber and steps up to second patio area and shingle stone. Gated access to front.

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.

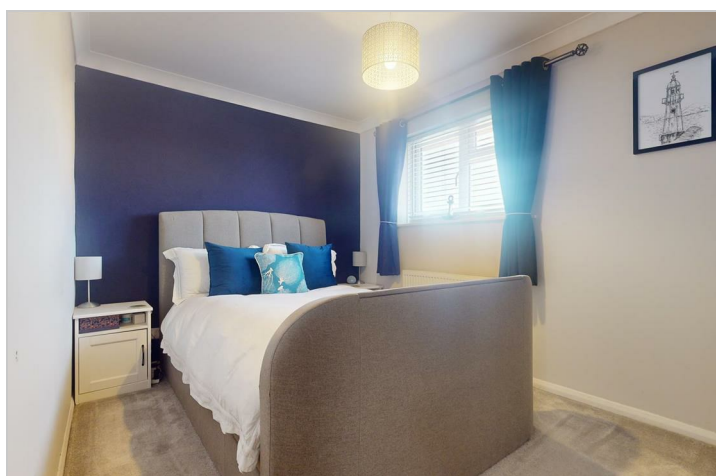
The above details have been submitted to our clients

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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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Road Map



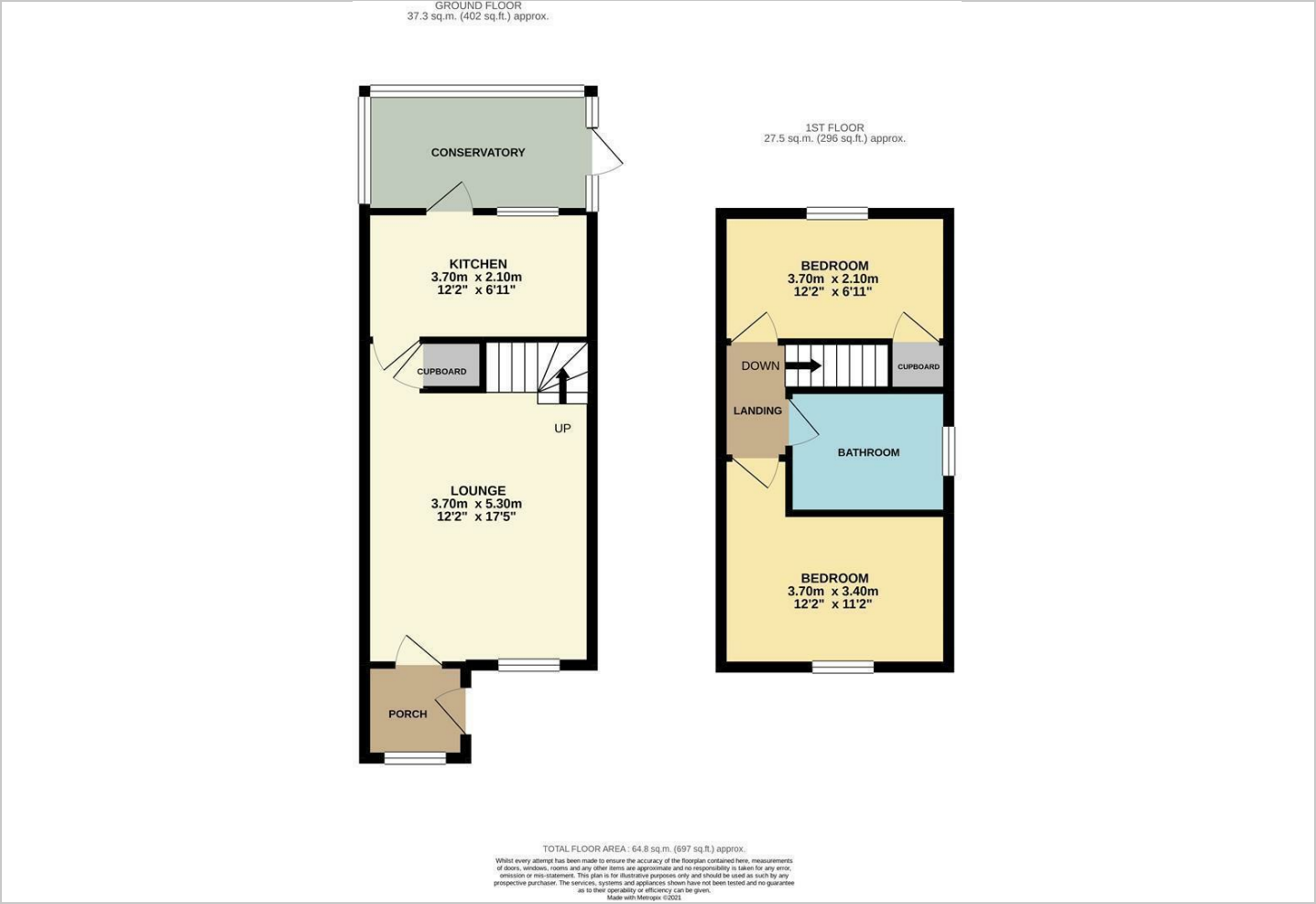
Hybrid Map



Terrain Map



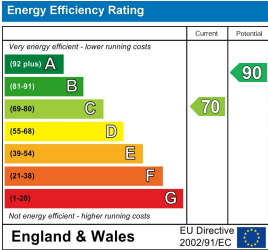
Floor Plan



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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