

Cauldwell

PROPERTY SERVICES



7 Bowood Court

Great Holm, Milton Keynes, MK8 9BB

£385,000



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Entrance hall

Composite double glazed door and double glazed window to side aspect. Telephone and internet points. Radiator. Under-stairs storage cupboard and under-stairs storage space with fitted desk and shelf storage. Stairs raising to first floor.

Kitchen/diner

14'4" x 10'4" (4.37m x 3.15m)

Double glazed french doors to side aspect. Corner double glazed window with windows to front and side aspects. A range of fitted wall and base units with worksurface over incorporating a stainless steel sink and drainer unit. Boiler. Space for oven, washing machine, dishwasher, fridge and freezer. Radiator.

Living room

16'6" x 9'8" (5.05m x 2.95m)

Dual aspect with double glazed windows to side aspects. Double glazed French doors and windows to rear aspect. Radiator. Gas point for fireplace. Tv point.

Conservatory

11'11" x 10'9" (3.64m x 3.29m)

Brickbase with UPVC double glazed windows to sides and rear. Double glazed French doors to rear garden. Glass roof. Power points.

First floor landing

Double glazed to side aspect. Door to airing cupboard.

Bedroom one

11'2" x 9'6" (3.41m x 2.91m)

maximum measurement.

Double glazed window to side aspect. Built in wardrobes with mirrored sliding doors.

Bedroom Two

13'0" x 8'1" (3.98m x 2.48m)

Double glazed windows to side and rear aspect. Access to loft.

Bedroom three

8'1" x 6'11" (2.48m x 2.12m)

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed obscure window to front aspect. Panelled bath with mixer tap and shower over. Wash hand basin. WC with recessed cistern. Radiator. Tiled walls.

Front garden

Pathway leading front door.

Driveway

Parking for two vehicles.

Rear Garden

Mainly laid to lawn with patio area and mature flower beds and borders. Greenhouse. Timber summer house. Gated access to front.

Second garden area which is mostly paved with raised shingle stone area and patio area.

1. Measurements

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.

2. Vendor Approval

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.

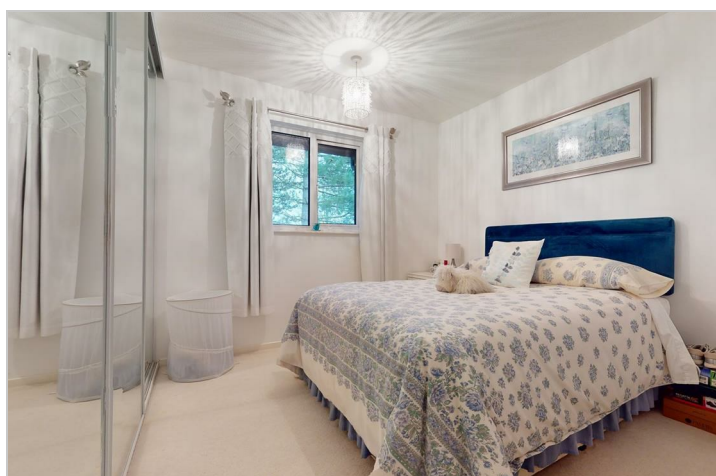
3. Mortgage

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**

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4. Solicitors

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



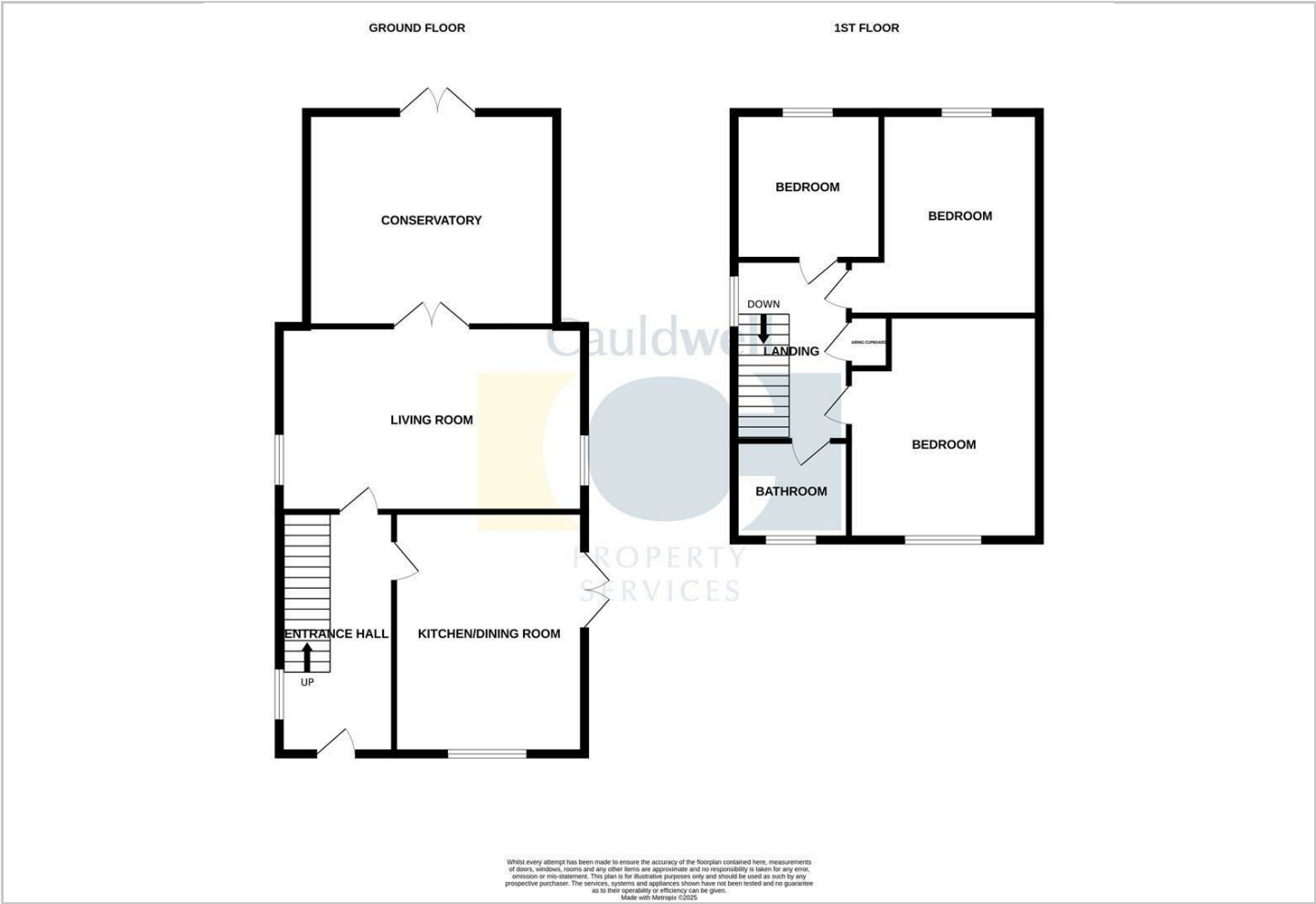
Hybrid Map



Terrain Map



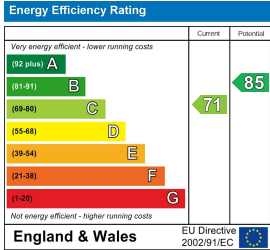
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.