



Cauldwell

PROPERTY SERVICES



11 Innholder Court

Neath Hill, Milton Keynes, MK14 6JN

£335,000



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ENTRANCE HALL

Double glazed door and obscure window to front. Radiator. Telephone point.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Tiled walls and flooring.

LIVING ROOM

12'2" x 16'6" (3.72 x 5.05)

Double glazed windows to front and rear. Double glazed French doors to rear. Two radiators. Television point. Decorative coving. Internet connection point.

KITCHEN/DINING ROOM

16'4", 13'1" x 14'2" (5.04 x 4.32)

'L' shaped room. Double glazed windows to front and rear. Double glazed French doors to rear. Fitted with a range of wall and base units with worksurfaces incorporating electric oven, four ring hob and extractor hood. Tiled splash backs. Space for American style fridge freezer. Integral washing machine and dishwasher. Sink drainer unit. Larder storage cupboard. Stairs to first floor landing with understairs storage cupboard. Under floor heating. Tiled flooring.

FIRST FLOOR LANDING

Stairs from kitchen dining room. Airing cupboard housing boiler and immersion tank. Three built in storage cupboards.

BEDROOM ONE

14'2" x 11'1" (4.32 x 3.39)

Double glazed window to rear. Radiator. Built in overstairs wardrobe.

BEDROOM TWO

12'2" x 9'5" (3.71 x 2.89)

Double glazed window to rear. Radiator.

BEDROOM THREE

9'4" x 6'10" (2.85 x 2.09)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled walls and flooring.

FRONT GARDEN

Laid to lawn with hedge borders. Block paved driveway parking. Brick storage shed.

GARAGE

Up and over door to front. Up and over door to rear. Power and light.

REAR GARDEN

Rear width patio area with lawn area. Personal door to garage.

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.

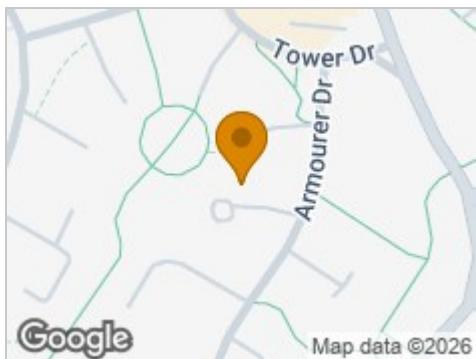
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we

receive a referral fee in the region of £80 to £250 for recommending you to them



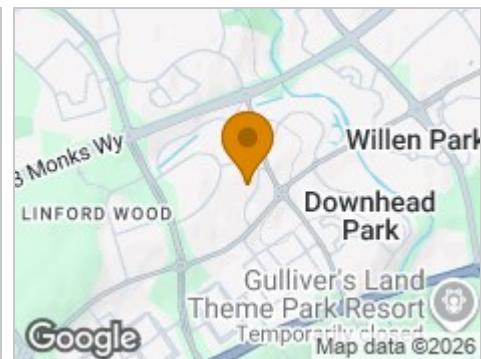
Road Map



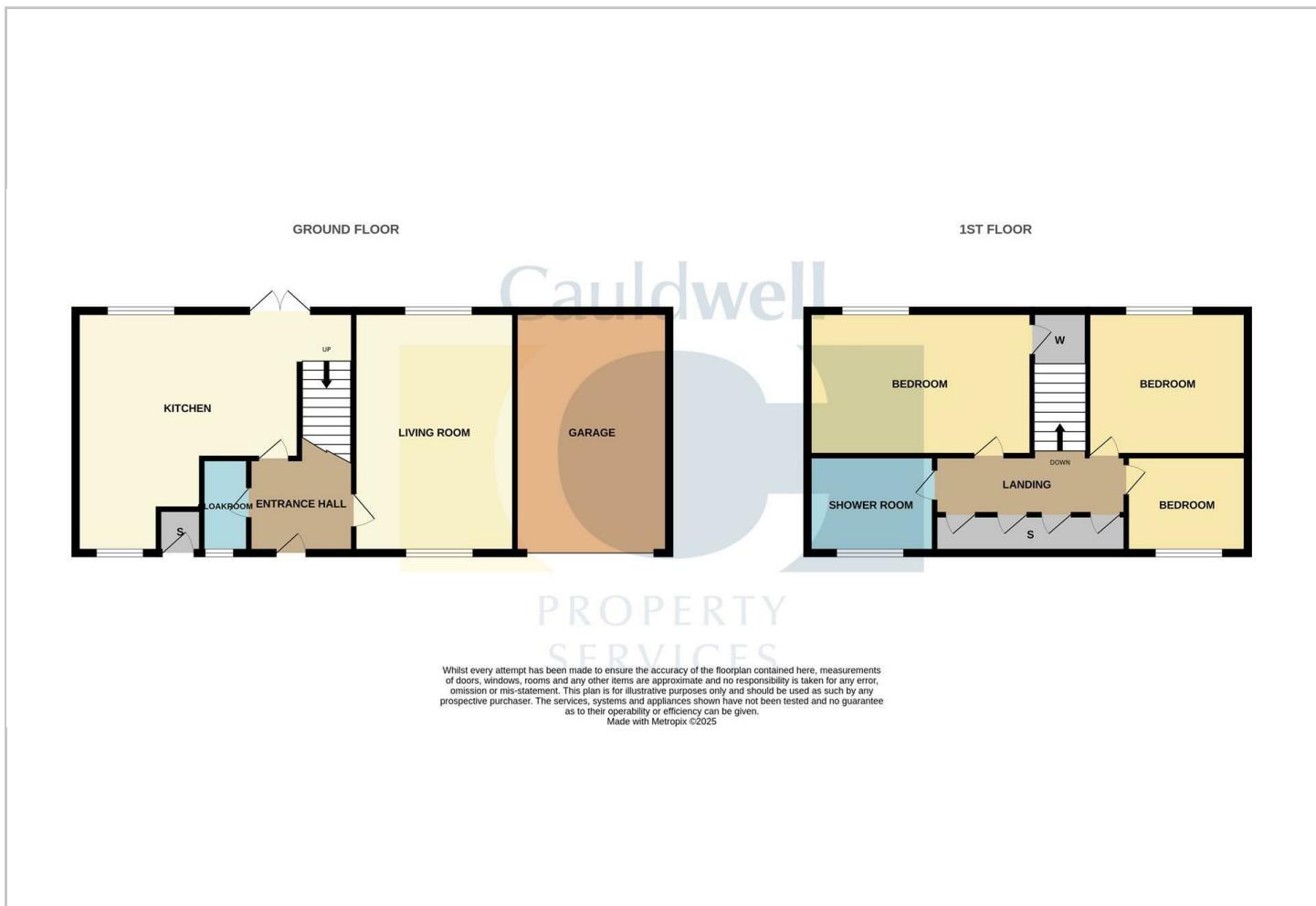
Hybrid Map



Terrain Map



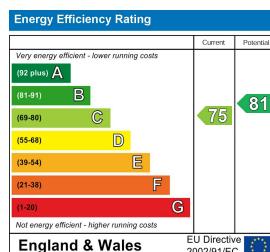
Floor Plan



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.