

Cauldwell

PROPERTY SERVICES



23 Kensington Drive

Great Holm, Milton Keynes, MK8 9AR

£120,000



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ENTRANCE PORCH

UPVC double glazed door to front. Door to entrance hall. Storage cupboard housing electric and gas meters.

ENTRANCE HALL

Stairs to first floor landing. Internet point. Radiator.

KITCHEN

8'11" x 8'5" (2.72 x 2.58)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Gas cooker. Extractor hood. Plumbing for washing machine. Space for dishwasher and fridge freezer. Under cupboard lighting.

LIVING/DINING ROOM

16'6" x 15'7" (5.05 x 4.76)

Double glazed window to front and rear. Double glazed French doors to rear. Television point. Two radiators. Understairs storage cupboard.

CONSERVATORY

14'6" x 8'10" (4.43 x 2.71)

Brick and UPVC double glazed windows to rear and side. Double glazed French doors to side. Power. Electric fireplace. Tiled flooring Wall lights.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Airing cupboard housing hot water cylinder and central heating boiler.

BEDROOM ONE

12'9" x 8'2" (3.89 x 2.51)

Double glazed window to rear. Radiator. Fitted

wardrobes with mirror sliding doors. Access to part boarded loft space. Arch to bedroom three.

BEDROOM TWO

10'10" x 8'9" (3.31 x 2.69)

Double glazed window to rear. Radiator.

BEDROOM THREE

7'10" x 7'1" max (2.39 x 2.17 max)

Double glazed window to front. Radiator. Built in wardrobes with mirrored sliding doors. Arch to bedroom one.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising triple sized shower with electric shower and screen, wash hand basin and close coupled wc. Wall mounted cabinet.

FRONT GARDEN

Small garden area. Flower beds and borders. Shingle stone. Driveway parking to side.

REAR GARDEN

Mainly laid to patio and decking for low maintenance. Water butt. Gated access. Large timber storage shed. Outside tap.

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.

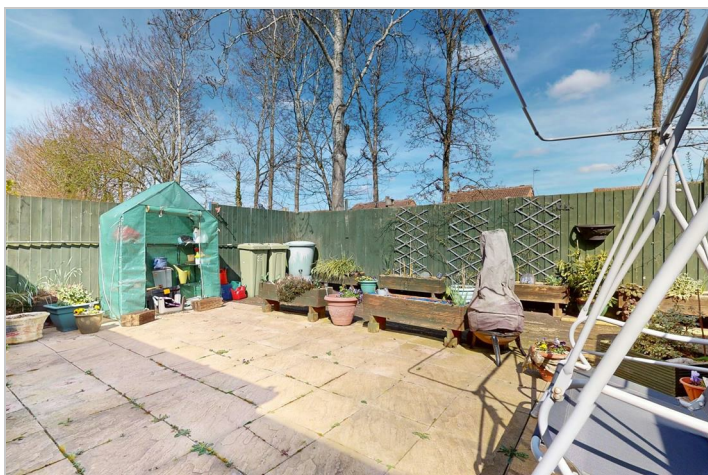
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

This property is being sold with the benefit of part ownership. Full details together with any outgoings are available on request



Road Map



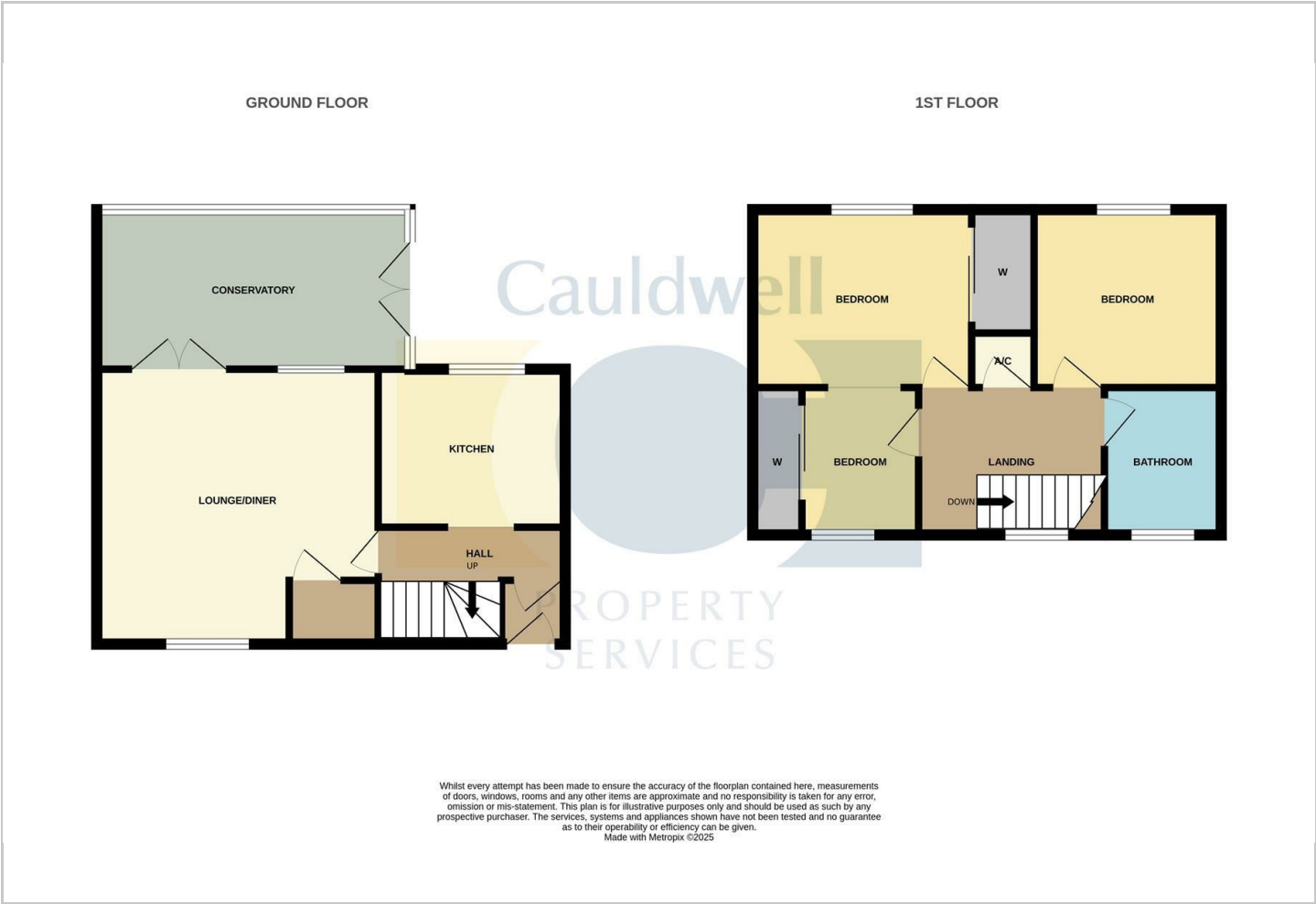
Hybrid Map



Terrain Map



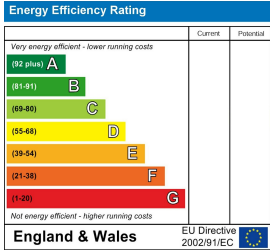
Floor Plan



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.