



# Cauldwell

PROPERTY SERVICES



## 74 Waterside

, Peartree Bridge, MK6 3DG

£295,000



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## ENTRANCE HALL

Double glazed UPVC door to front. Dog leg stairs to first floor with understairs storage space. Radiator.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator.

## BEDROOM TWO

12'5" x 10'11" max into recess (3.81 x 3.34 max into recess)

Double glazed French doors and windows to rear. Tiled flooring. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall. Dog leg stairs to second floor landing.

## LIVING ROOM

17'2" x 10'11" (5.24 x 3.35)

Double glazed patio doors to front leading to balcony. Radiator. Electric fireplace. Television and television point.

## BALCONY

Decked flooring with railings to front, overlooking the canal.

## KITCHEN/DINING ROOM

12'5" x 11'0" (3.81 x 3.36)

Double glazed windows to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Range style oven with five ring electric hob and extractor hood. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Plumbing for dishwasher. Radiator.

## SECOND FLOOR LANDING

Stairs from first floor. Walk in storage cupboard with light. Radiator. Roof lantern. Airing cupboard housing combination boiler.

## BEDROOM ONE

11'3" x 11'1" (3.45 x 3.38)

Double glazed window to front. Radiator. Built in wardrobe with sliding doors.

## BEDROOM TWO

10'11" x 9'7" (3.35 x 2.94)

Double glazed window to rear. Radiator. Built in wardrobe with sliding doors.

## BATHROOM

Three piece suite comprising bath with electric shower, low level wc and wash hand basin. Radiator.

## FRONT GARDEN

Paved driveway parking for two vehicles. Outside storage cupboard.

## REAR GARDEN

Mainly laid to lawn with rear width patio area with a selection of flower beds, fish pond and timber storage shed.

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

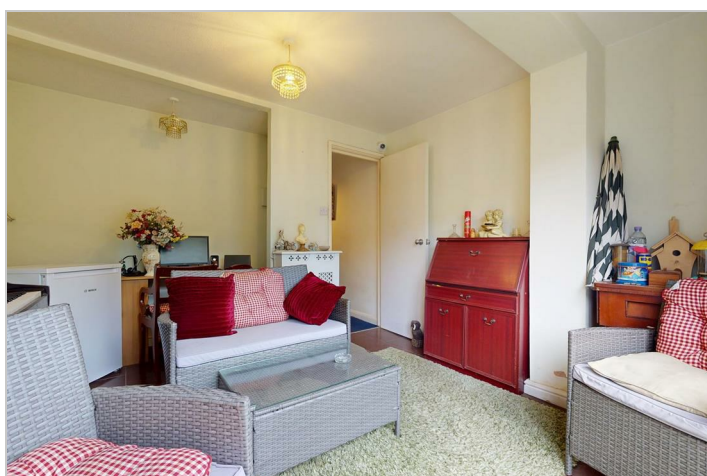
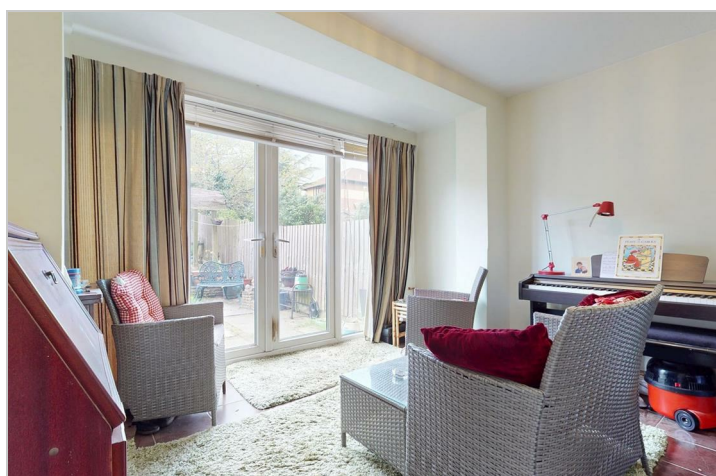
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decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



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



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