



# Cauldwell

PROPERTY SERVICES



## 9 Colston Bassett

Emerson Valley, Milton Keynes, MK4 2BU

£290,000





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## ENTRANCE HALL

Double glazed entrance door and window to front. Radiator. Stairs to first floor with understairs space. Glass inset door to kitchen/dining room. Internet point.

## KITCHEN/DINING ROOM

15'11" x 7'8" (4.86 x 2.34)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Electric oven and grill with four ring electric hob and extractor hood. Space for fridge freezer. Integral dishwasher. Plumbing for washing machine. Under unit lighting. Radiator. Tiled flooring. Wall mounted central heating boiler.

## LIVING ROOM

13'9" x 12'11" (4.20 x 3.95)

Double glazed sliding patio doors to rear. Radiator. Television point.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard housing hot water cylinder.

## BEDROOM ONE

13'9" x 12'11" max into recess (4.20 x 3.95 max into recess)

some restricted head height

Two double glazed sky light windows to rear with fitted blinds. Radiator. Built in double wardrobe.

## BEDROOM TWO

13'3" x 7'7" (4.04 x 2.32)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mains shower over, wash hand basin and close coupled w.c. Radiator Tiled walls. Electric shaver point.

## FRONT GARDEN

Shingle stone bedding area. Driveway parking for two vehicles. Brick storage shed.

## REAR GARDEN

Laid to lawn with rear width sandstone patio and flower beds and borders with raised railway sleepers. Gated access to rear. Wall to rear.

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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Road Map



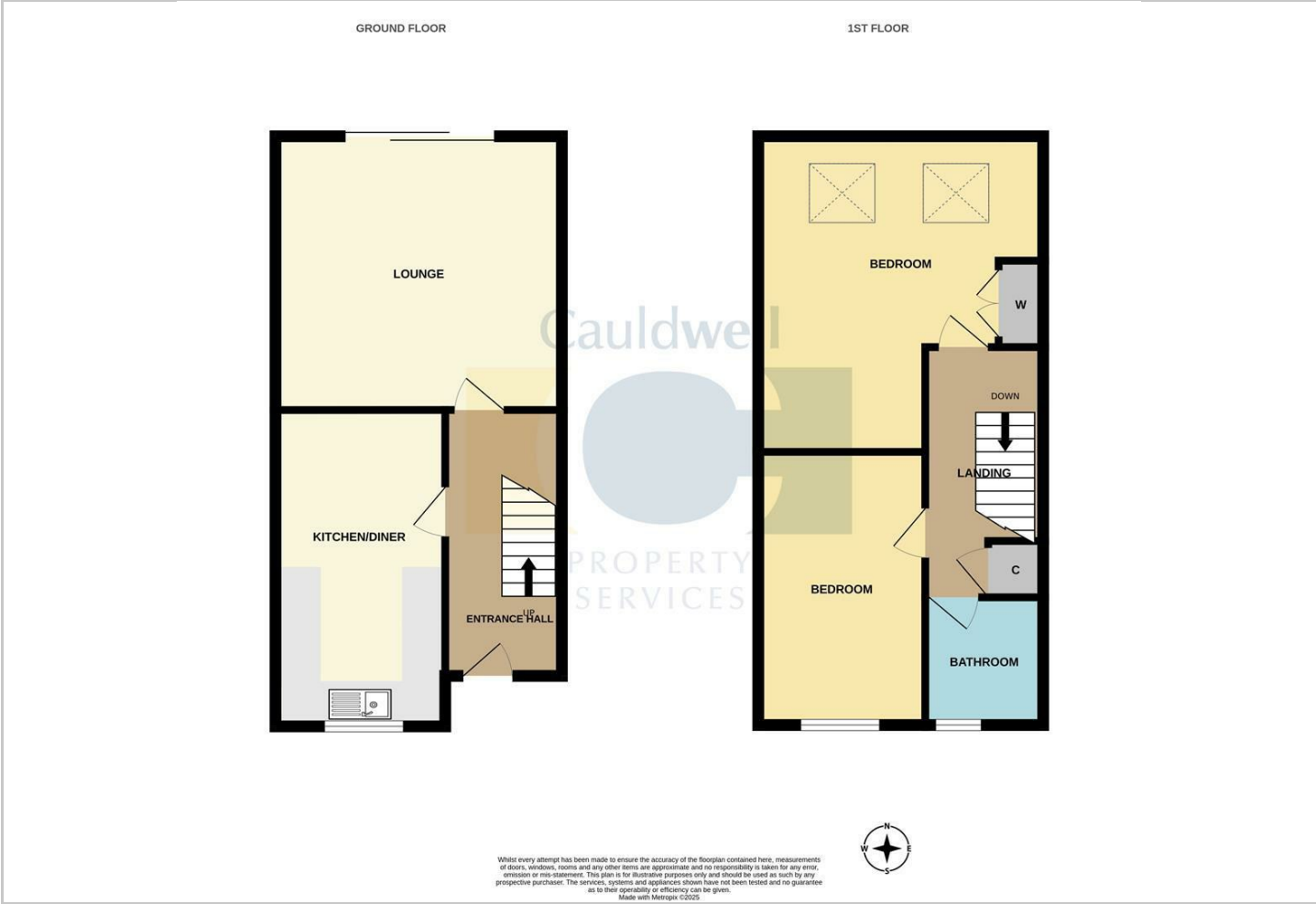
Hybrid Map



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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