



Cauldwell

PROPERTY SERVICES



16 Cheviot Gardens, Oakridge Park, MK14 6FZ

Price Guide £359,995

Offered for sale with no onward chain, this three storey family home is light and bright, has three good size bedrooms, a garage & driveway for two cars to the side and is within walking distance to local shops and supermarket. There is an entrance hall that connects the fitted kitchen diner, cloak room and the full width living room. ON the first floor, bedrooms two and three are complimented by a family bathroom. The top floor is the main bedrooms suite, featuring a spacious bedrooms area, built in storage and a large en-suite shower room. Outside there are front and rear gardens, garage with two car driveway in front.

Guide price £350,000 - £365,000.

Council tax band D. Energy rating C

COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

ENTRANCE HALL

Double glazed door to front. Tiled flooring Radiator.

KITCHEN/DINER 15'10" x 7'10" max (4.85 x 2.40 max)



Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven, four ring hob and extractor over. Space for fridge freezer, tumble dryer and plumbing for washing machine and integral dishwasher. Radiator. Tiled flooring.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Tiled flooring.

LIVING ROOM 14'7" x 12'10" (4.45 x 3.93)



Double glazed French doors and window to rear. Radiator. Television point. Telephone point.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed windows to front and side.

BEDROOM TWO 12'5" x 10'11" to wardrobes (3.79 x 3.35 to wardrobes)



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

BATHROOM



Three piece suite comprising bath with mains shower over, fitted glass shower screen, close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

BEDROOM THREE 11'1" x 6'3" (3.39 x 1.92)

Double glazed window to front. Radiator.

SECOND FLOOR LANDING

Stairs from first floor. Double glazed window to side. Radiator. Door to bedroom one

BEDROOM ONE 12'11" x 12'1" (3.94 x 3.69)



Two double glazed sky light windows to rear with fitted blinds. Radiator. Television point. Built in wardrobe and storage cupboard. Access to loft space. Door to ensuite.

ENSUITE



Double glazed obscure window to front. Three piece suite comprising double shower cubicle with electric shower, wash hand basin and close coupled wc. Extractor fan. Radiator.

REAR GARDEN



Mainly laid to lawn with patio area with flower beds and borders. Gated access to driveway.

GARAGE

Up and over door to front.

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.

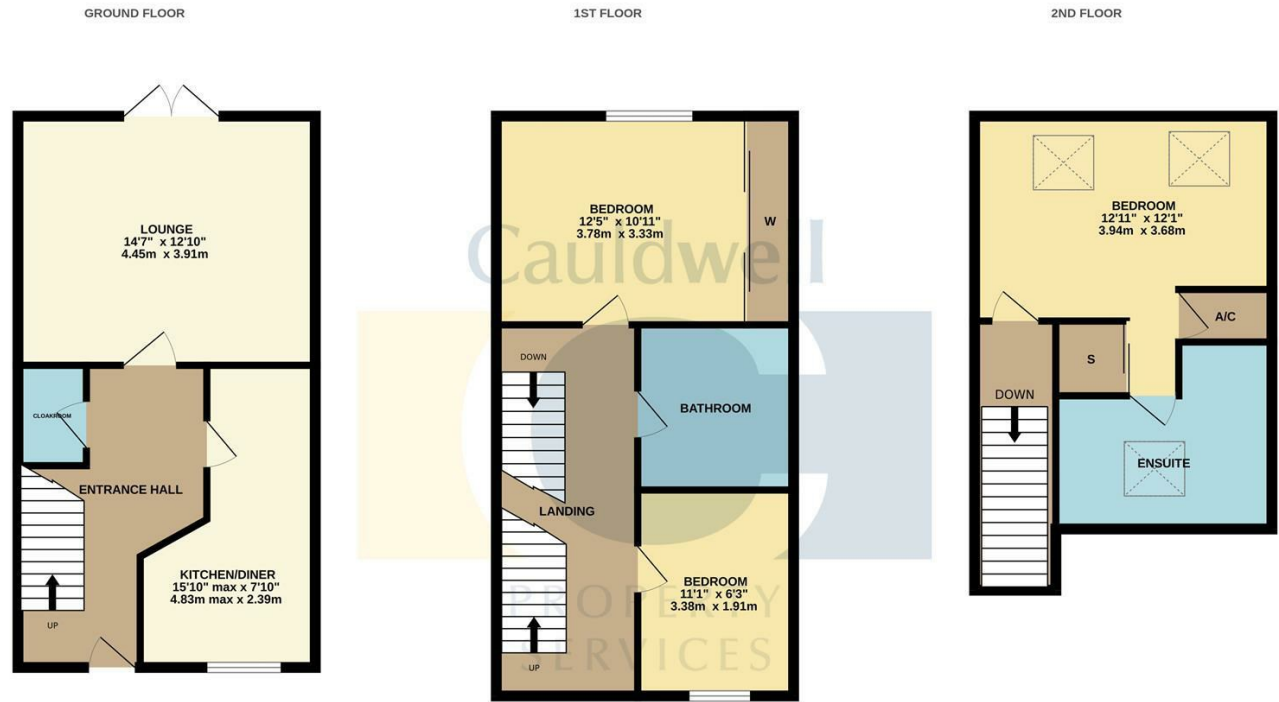
The above details have been submitted to our clients but at the moment have not been approved

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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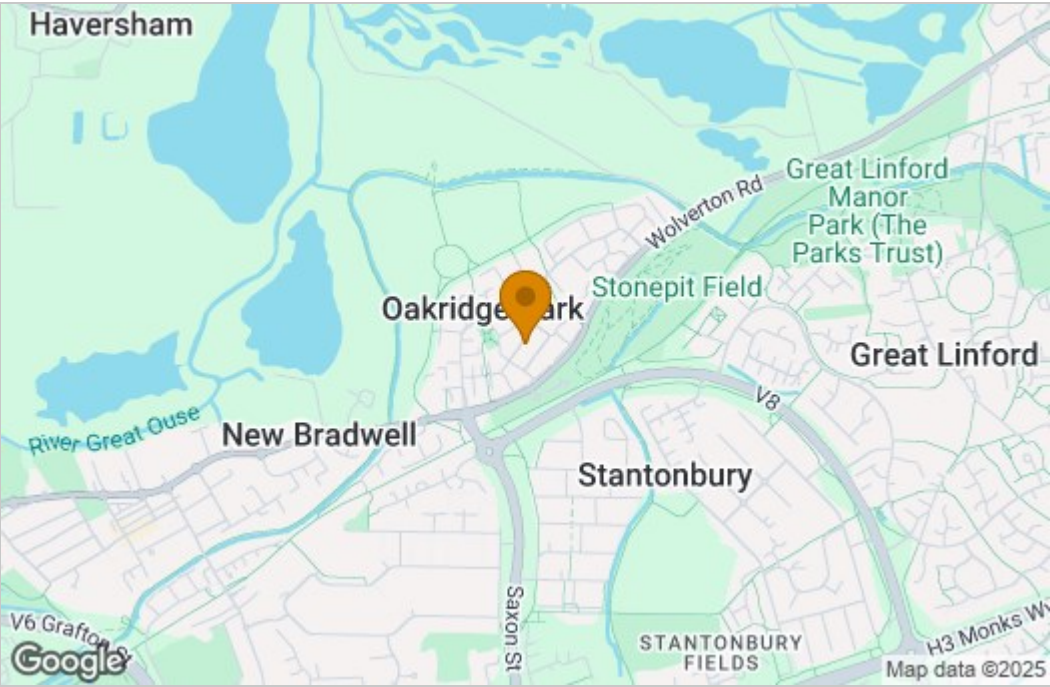
Floor Plan



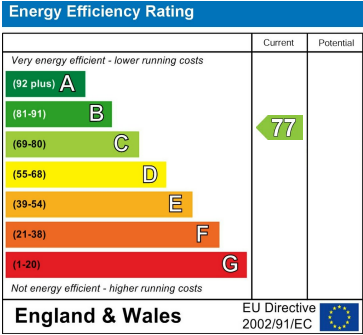
TOTAL FLOOR AREA : 1130sq.ft. (105.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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