

Cauldwell

PROPERTY SERVICES



125 Engaine Drive

Shenley Church End, Milton Keynes, MK5 6BB

£310,000



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ENTRANCE HALL

UPVC double glazed door to front. Radiator. Tiled flooring. Coat and shoe storage cupboard.

KITCHEN/DINING ROOM

15'2" x 14'9" (4.63 x 4.52)

'L' shaped

Double glazed windows to front and rear. Fitted with a modern range of wall and base units with red sand effect Granite worksurfaces incorporating one and half bowl stainless steel sink drainer. Electric oven, four ring gas hob and extractor hood over. Space for fridge freezer. Plumbing for washing machine. Breakfast bar seating area. Wall mounted combination boiler. LED lighting. Tiled flooring. Telephone point. Radiator. Stairs to first floor landing with double glazed port hole window to rear.

LIVING ROOM

14'9" x 9'2" (4.51 x 2.80)

Double glazed window to front. Double glazed French doors to rear. Radiator.

FIRST FLOOR LANDING

Stairs from kitchen/dining room. Access to loft space. Storage cupboard. Radiator.

BEDROOM ONE

14'9" x 8'9" (4.51 x 2.67)

Double glazed windows to front and rear. Radiator. Television point. Built in wardrobe. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Re-fitted suite comprising walk in shower cubicle with mains shower and rainfall head, wash hand basin in vanity surround and close coupled wc. Heated towel rail.

LED lighting. Cabinet. Part tiled walls and tiled flooring.

BEDROOM TWO

14'9" x 9'2" max (4.51 x 2.81 max)

Double glazed window to front and rear. Radiator.

BATHROOM

Double glazed port hole window to front. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close couple wc. Electric shaver point. Radiator. LED lighting. Part tiled walls. Tiled flooring.

FRONT GARDEN

Front garden with shingle stone bedding area with small plants. Allocated parking for one vehicle and visitor spaces.

REAR GARDEN

Gated access to side leading 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.

Tel: 01908 304480

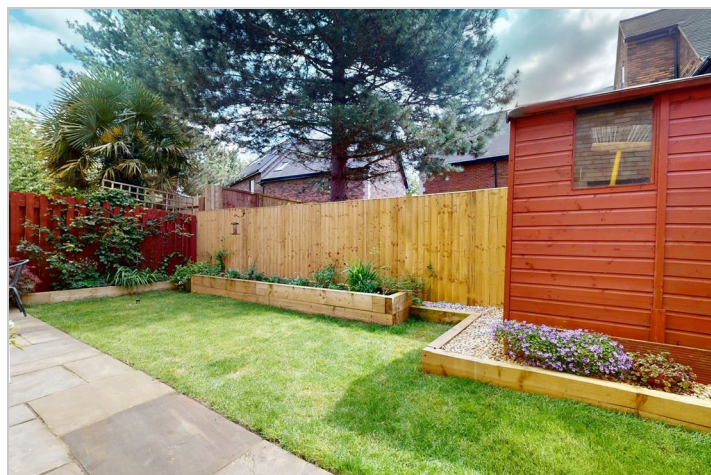
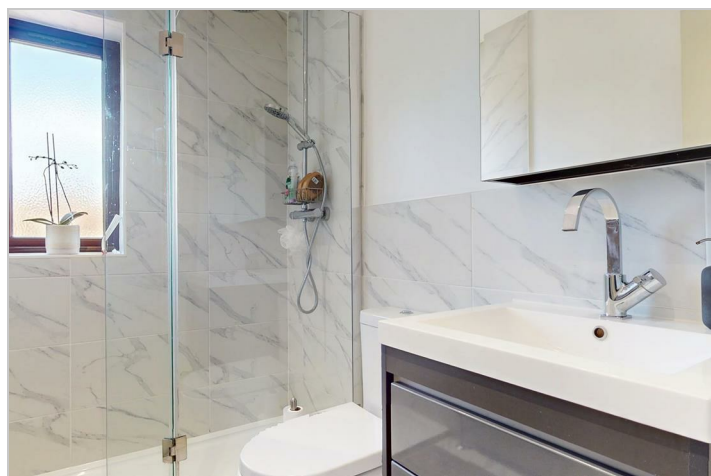
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

5. Anti Money Laundering Verification checks

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



Road Map



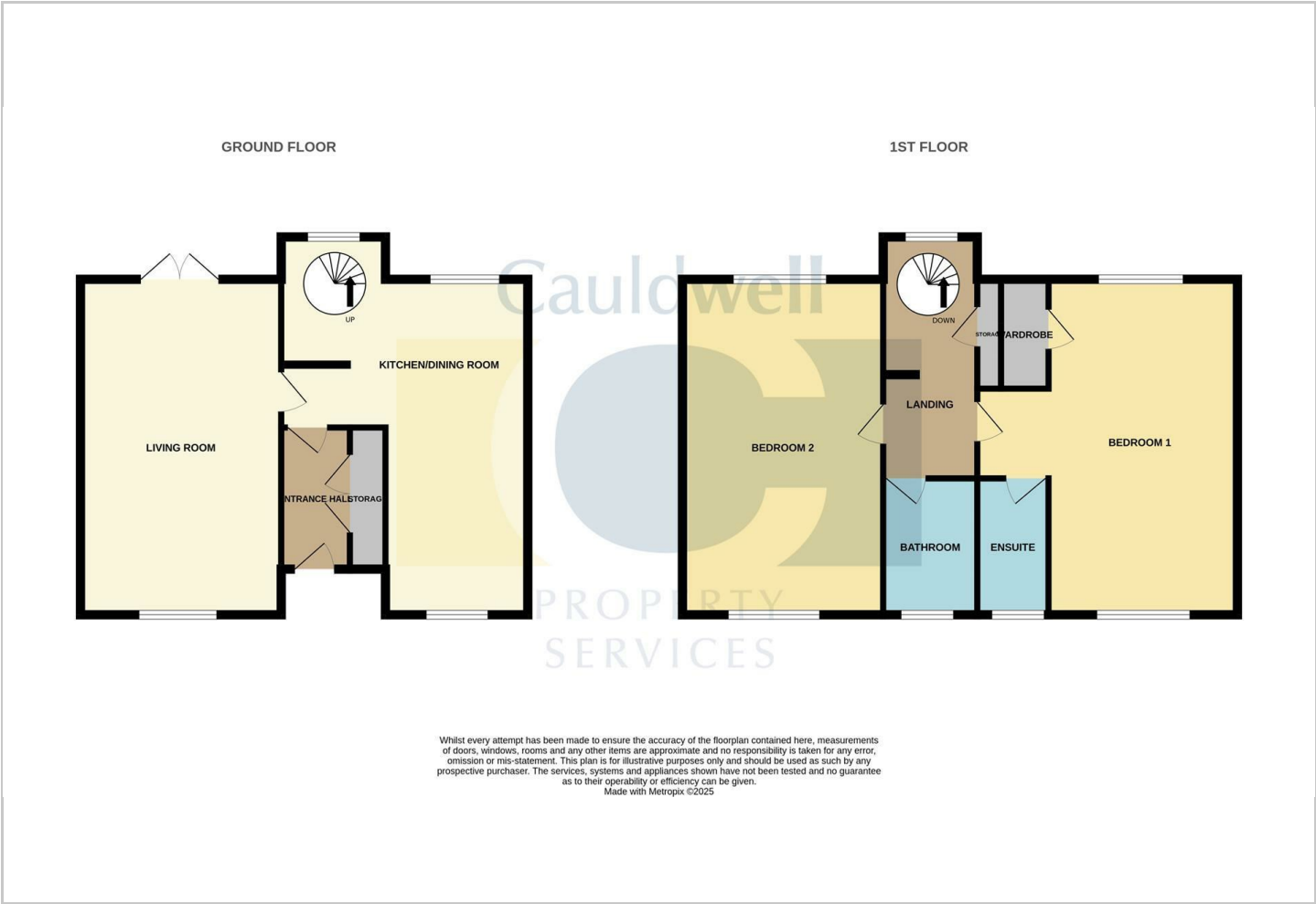
Hybrid Map



Terrain Map



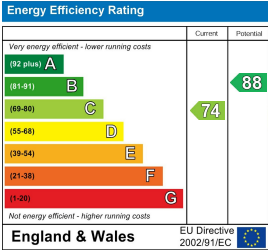
Floor Plan



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.