



Cauldwell

PROPERTY SERVICES



41 Downland

Two Mile Ash, Milton Keynes, MK8 8HU

Offers Over £275,000



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ENTRANCE

Entrance through front door into entrance porch. Entrance porch has two double glazed windows to the side. Door to living room.

LIVING ROOM

12'4" x 17'0" (3.76 x 5.20)

Dual aspect. Double glazed window to the front. Double glazed window to the side. Wall mounted heater. Stairs leading to first floor. Coving to skimmed ceiling. Door through to kitchen dining room.

KITCHEN DINING ROOM

12'4" x 9'5" (3.77 x 2.89)

Refitted kitchen fitted with a range of soft close wall and base units. Straight edge work surface incorporating sink with mixer tap. Built in oven, four ring induction hob and extractor. Built in microwave, built in fridge freezer, plumbing for washing machine. Space for tumble dryer. Double glazed door to the rear. Double glazed window to the rear. Coving to a skimmed ceiling.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms. Coving to a skimmed ceiling.

BEDROOM ONE

12'3" x 9'5" (3.75 x 2.89)

Double glazed window to the rear. Wall mounted heater. Coving to skimmed ceiling. Loft access. Airing cupboard housing water tank with shelving. Fitted double sliding door wardrobe.

BEDROOM TWO

12'4" x 9'6" (3.77 x 2.91)

Double glazed window to the front. Wall mounted heater. Coving to a skimmed ceiling.

FAMILY SHOWER ROOM

Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Chrome towel rail. Tiled walls. Tiled floor. Skimmed ceiling. Frosted double glazed window to the side.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Mixture of brick wall and wooden fence panel surround. Gated access. Patio area. Outside tap.

FRONT

Allocated parking.

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

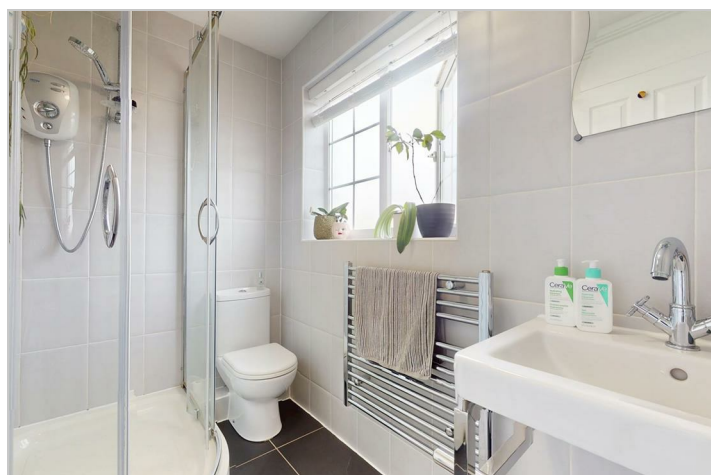
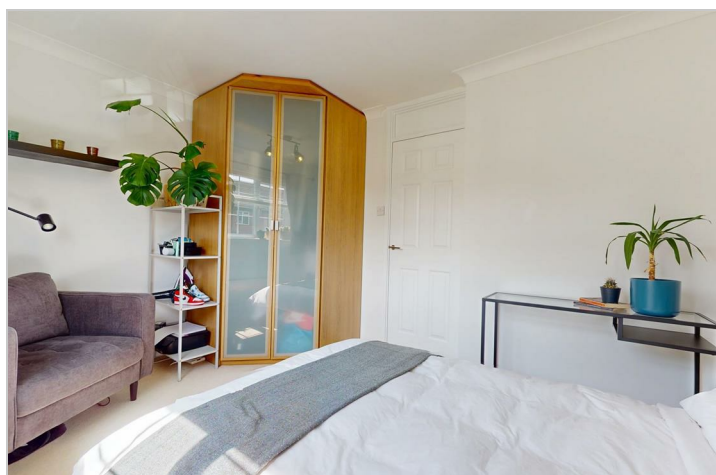
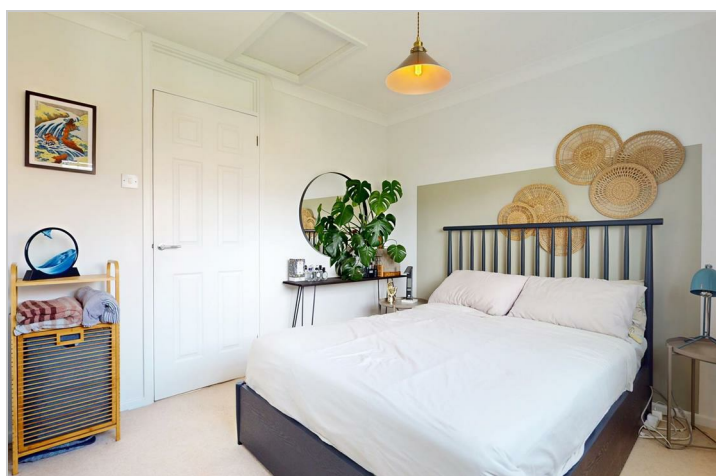
but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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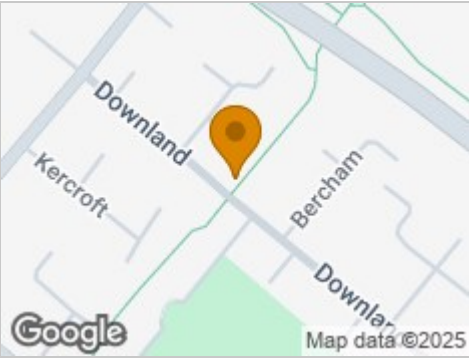
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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



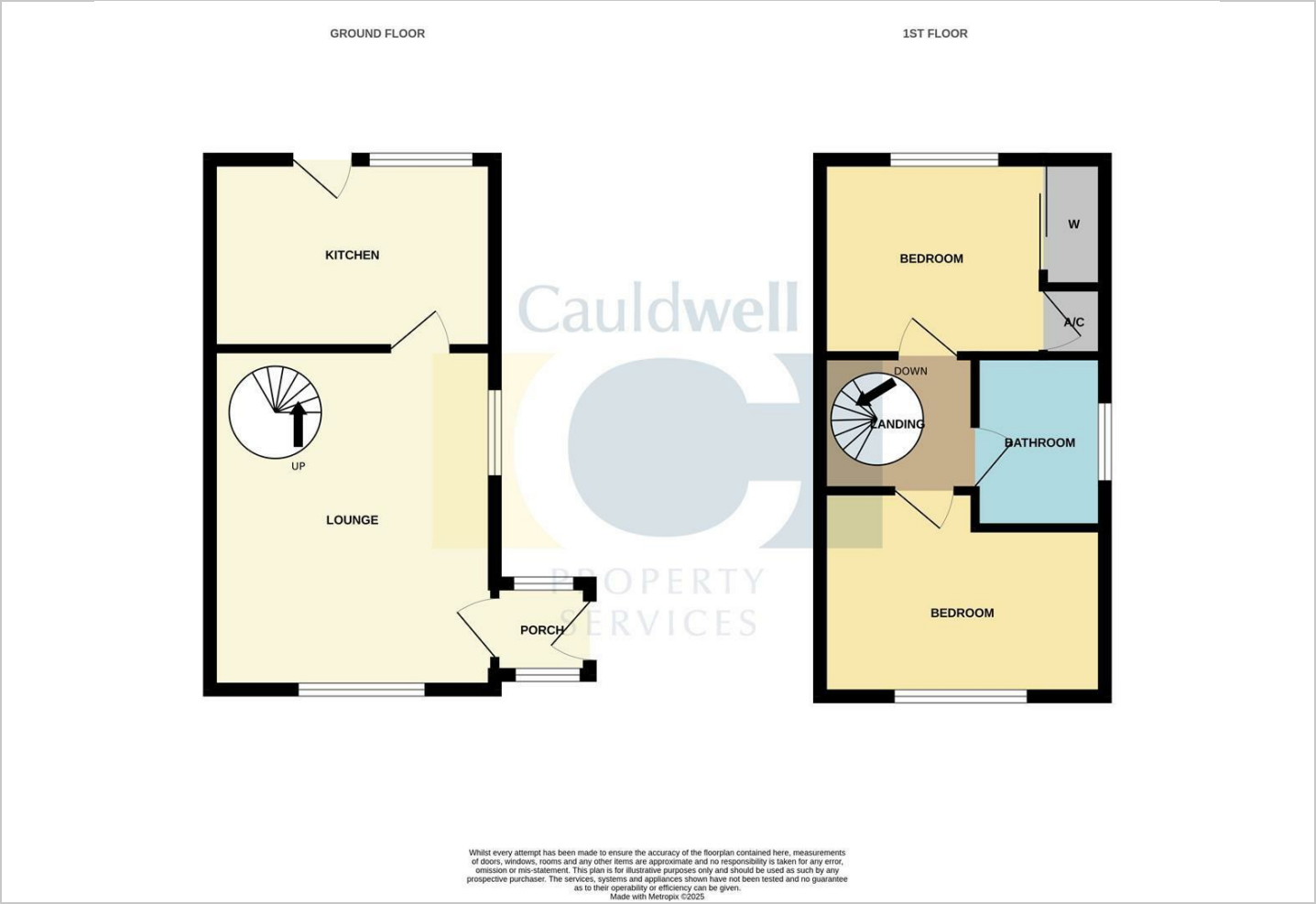
Hybrid Map



Terrain Map



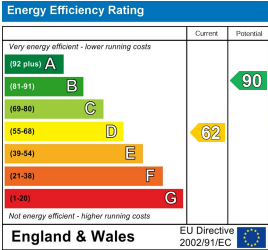
Floor Plan



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.