

Cauldwell

PROPERTY SERVICES



2 Saddlers Place

Downs Barn, Milton Keynes, MK14 7RS

£495,000



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ENTRANCE HALL

Stairs to first floor. Radiator. Door to living room. Arch to dining room. Door to cloakroom. Radiator. Double glazed window to side.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Part tiled walls. Radiator. Frosted double glazed window to front.

DINING ROOM

10'7" x 12'8" (3.25 x 3.88)

Arch to living room. Double glazed window to side. Radiator.

KITCHEN

11'5" x 13'10" (3.5 x 4.24)

Fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor. Space for American style fridge freezer. Dual aspect with double glazed window to front and side. Skimmed ceiling. Built in dishwasher. Door to utility room.

UTILITY ROOM

Double glazed door to garden and window to front. Plumbing for washing machine. Base unit with sink.

LIVING ROOM

17'6" x 10'11" (5.34 x 3.34)

Two double glazed windows to side. Double glazed door with double glazed windows to garden. Two radiators.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft space. Airing cupboard housing water tank.

BEDROOM ONE

11'5" x 10'11" (3.49 x 3.35)

Dual aspect with double glazed window to front and rear. Door to ensuite.

ENSUITE

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Radiator. Shaver point. Frosted double glazed window to front.

BEDROOM TWO

10'9" x 10'0" (3.30 x 3.06)

Double glazed window to rear. Radiator.

BEDROOM THREE

10'9" x 8'0" (3.29 x 2.44)

Double glazed window to side. Radiator.

BEDROOM FOUR

9'9" x 6'5" (2.98 x 1.98)

Three door fitted wardrobe. Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin and drawer surround.

SIDE GARDEN

Laid to lawn with wooden fence and brick wall surround. Patio area. Outside tap. Scope for extension.

REAR GARDEN

Enclosed and laid mainly to lawn. Service door to double garage. Wooden fence surround and tree, flower and shrub borders.

Tel: 01908 304480

DOUBLE GARAGE*

Part converted. Accessed via sliding double glazed door. Hardstanding driveway.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

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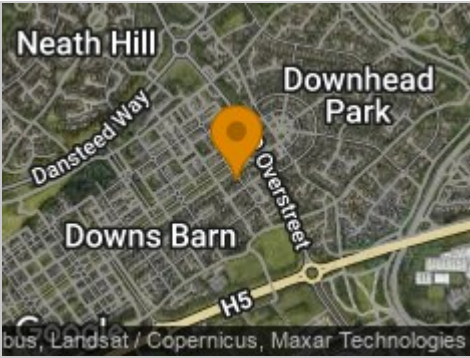
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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



Road Map



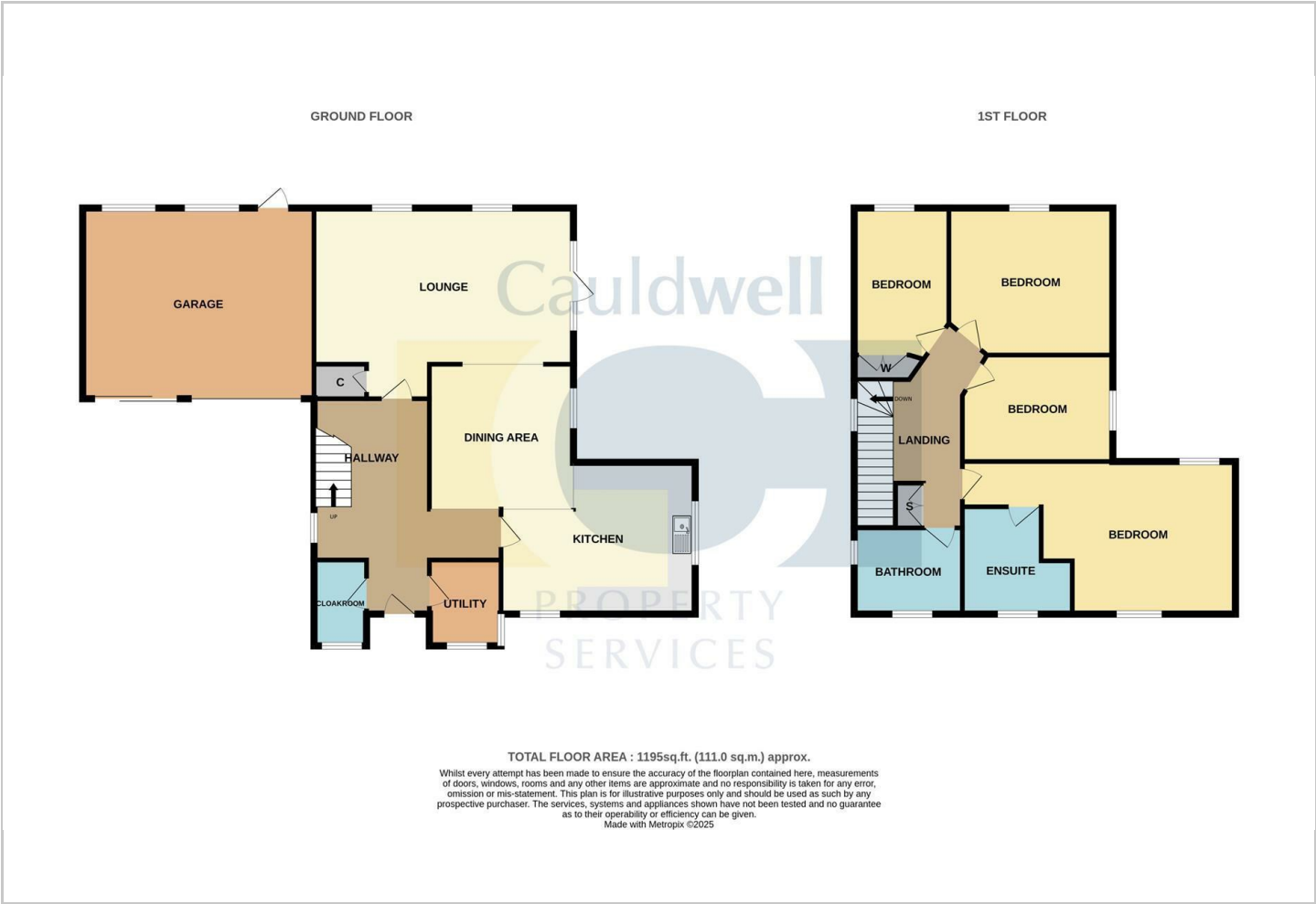
Hybrid Map



Terrain Map



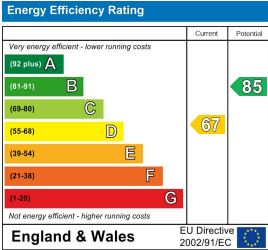
Floor Plan



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



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