



Cauldwell

PROPERTY SERVICES



1 Bernay Gardens

Bolbeck Park, Milton Keynes, MK15 8QD

Offers Over £530,000



1 Bernay Gardens

Bolbeck Park, Milton Keynes, MK15 8QD

Offers Over £530,000



ENTRANCE HALL

Double glazed door and window to front. Stairs to first floor landing. Understairs storage cupboard. Radiator. Tiled flooring. LED lighting. Telephone / internet point. Further storage cupboard.

LIVING ROOM

18'4" x 10'8" (5.59 x 3.27)

Two double glazed windows to side. Double glazed windows to front and rear. Double glazed patio doors to rear. Two radiators. Television point. LED lighting.

KITCHEN/DINING ROOM

16'2" x 10'7" (4.94 x 3.25)

Double glazed window to rear and side. Double glazed French doors to side. Fitted range of wall and base units with worksurfaces incorporating sink unit. Electric oven, grill, hob and extractor hood. Integral dishwasher. washing machine and fridge freezer. Wall mounted combination boiler. Radiator. LED lighting. Tiled flooring.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Back lit mirror. LED lighting.

FIRST FLOOR LANDING

Dog leg stairwell from entrance hall. Two double glazed windows to front. Access to part boarded loft space and ladder.

BEDROOM ONE

11'1" x 11'5" max (3.38 x 3.49 max)

Double glazed windows to rear and side. Built in wardrobes. Radiator. Television point. Door to ensuite.

ENSUITE

Double glazed sky light windows to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Radiator. Extractor fan. Tiled walls and flooring.

BEDROOM TWO

10'9" x 8'4" (3.30 x 2.55)

Double glazed windows to rear and side. Radiator. Built in wardrobes.

BEDROOM THREE

7'8" x 7'7" (2.35 x 2.32)

Double glazed window to rear. Radiator. Built in wardrobe.

BATHROOM

Double glazed window to side. Three piece suite comprising bath with mixer tap and shower over with screen, wash hand basin in vanity unit and close coupled wc. Radiator. Back lit mirror. Tiled walls and flooring.

FRONT GARDEN

A selection of mature trees and plants.

GARAGE AND DRIVEWAY

Block paved driveway parking in front of garage. Up and over door to garage. Power and light. Personal door to garden. Boarded eaves.

REAR GARDEN

Laid to lawn with rear width patio area with mature flower beds and borders with roses, acers, lilac trees, rhododendrons, camellia and small trees. Walled surround. Gated access to front. Covered seating area with vine.

All measurements are approximate.

The area measurements are taken from the government EPC register.

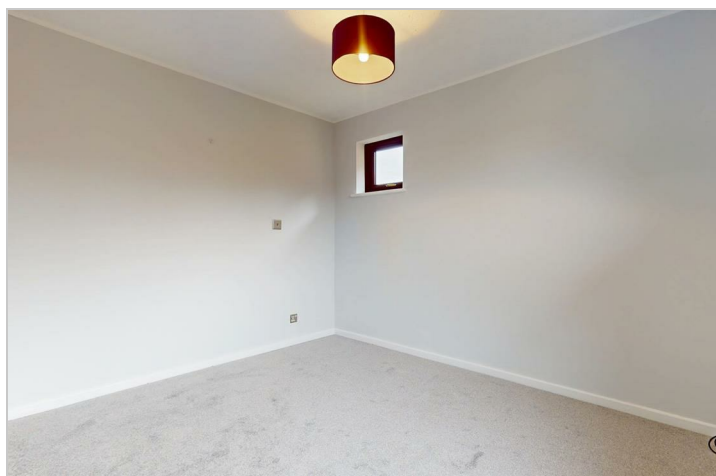
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - 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.

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.

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



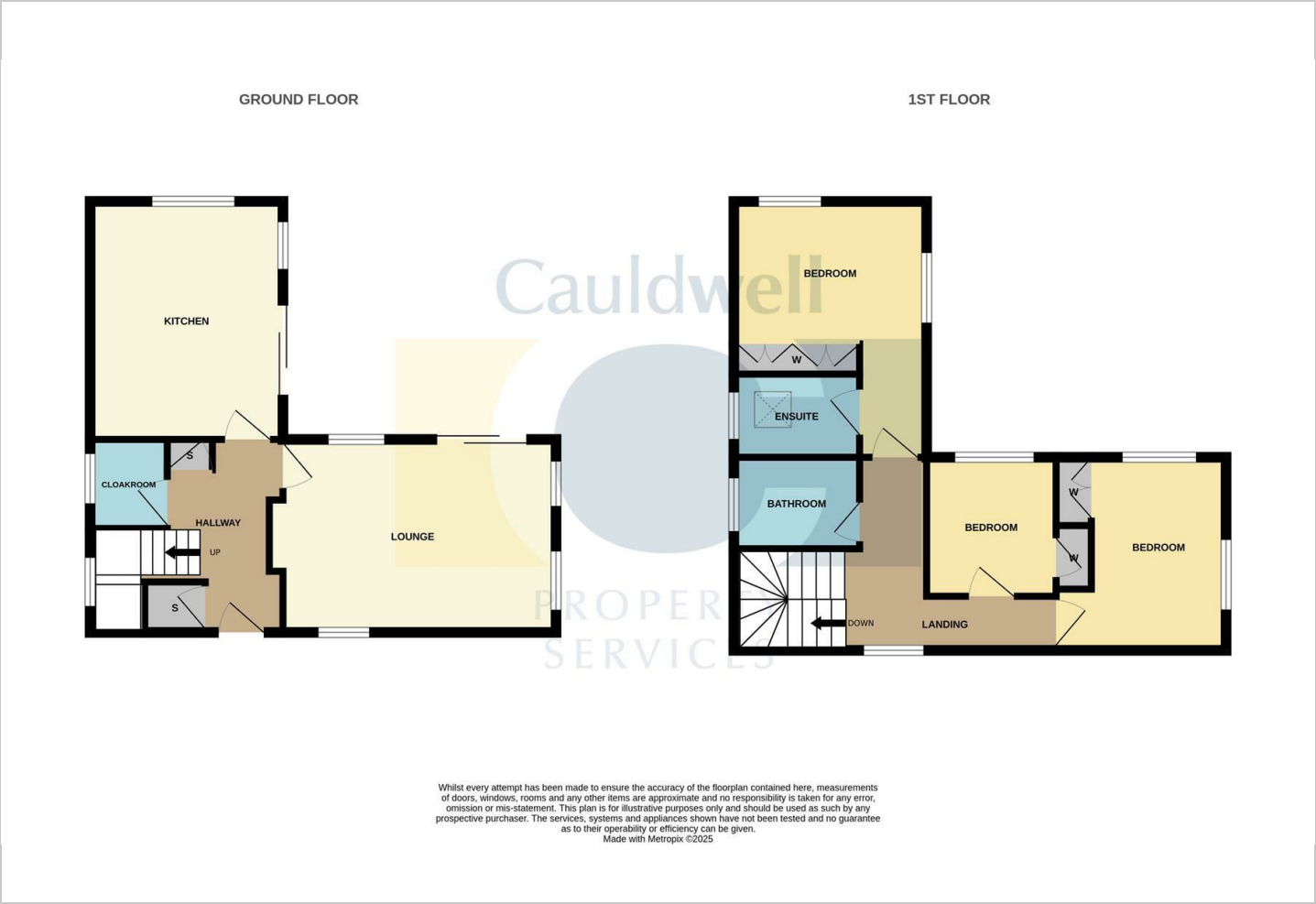
Hybrid Map



Terrain Map



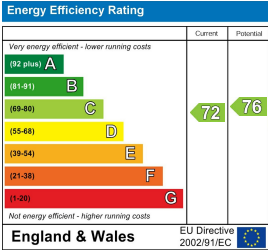
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.