Cauldwell

PROPERTY SERVICES

25 Burney Drive

Eagle Farm South, Milton Keynes, MK17 7BT

£370,000

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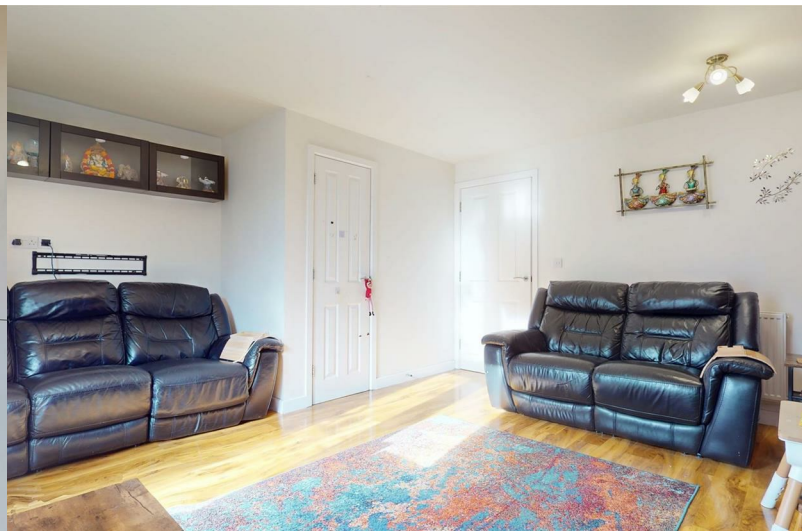

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ENTRANCE HALL
Double glazed composite door to front. Radiator Stairs to first floor landing.

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

KITCHEN
10'9" x 8'4" (3.29 x 2.55)
Double glazed window to front. Fitted with a range of wall and base units with worksurfaces and under cupboard lighting. Electric oven, four ring gas hob and extractor hood. Integral washing machine. fridge freezer and dishwasher. Wall mounted combination boiler. Radiator.

LIVING/DINING ROOM
15'6" x 15'7" (4.73 x 4.77)
Double glazed French doors and windows to rear. Two radiators. Television and internet point. Understairs storage cupboard.

FIRST FLOOR LANDING
Stairs from entrance hall. Two storage cupboards.

BEDROOM TWO
13'3" x 9'1" (4.06 x 2.78)
Double glazed window to front, fitted wardrobes. Radiator.

BEDROOM THREE
12'2" x 8'9" (3.73 x 2.67)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to front. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail.

MASTER BEDROOM ENTRANCE
Double glazed window to rear. Stairs to second floor with under stairs storage space.

MASTER BEDROOM
20'0" x 15'6" (6.12 x 4.74)
Double glazed window to front. Two double glazed sky light windows with fitted blinds to rear. Two radiators. Fitted wardrobes, chest of drawers and over head storage cupboards. Access to boarded loft space via fitted loft ladder. Door to ensuite.

ENSUITE
Double shower cubicle with electric shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan.

FRONT GARDEN
Small paved garden area .

REAR GARDEN
Laid to lawn with patio area. Timber shed. Outside tap. Gated access to side.

PARKING
For two vehicles to side. EV charge point.

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

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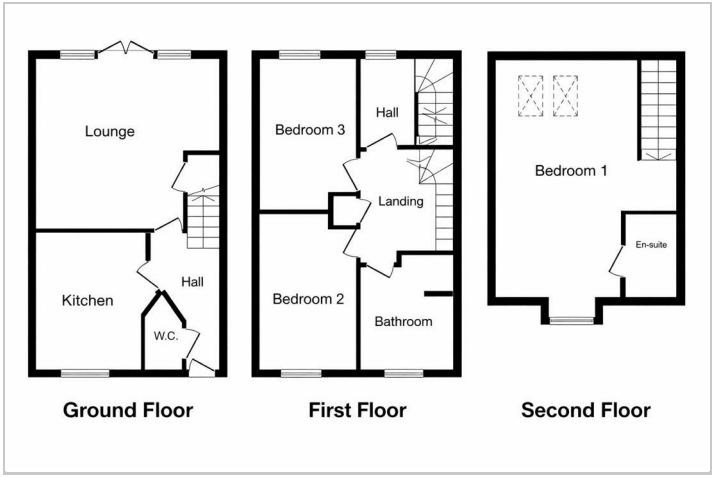
services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME 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.

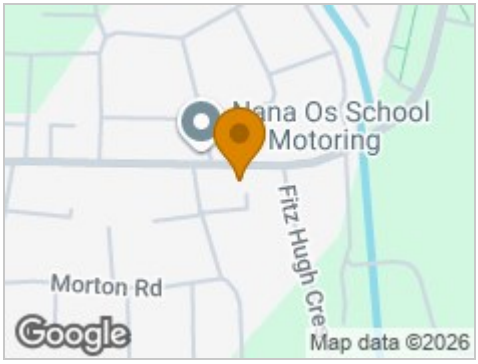
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.



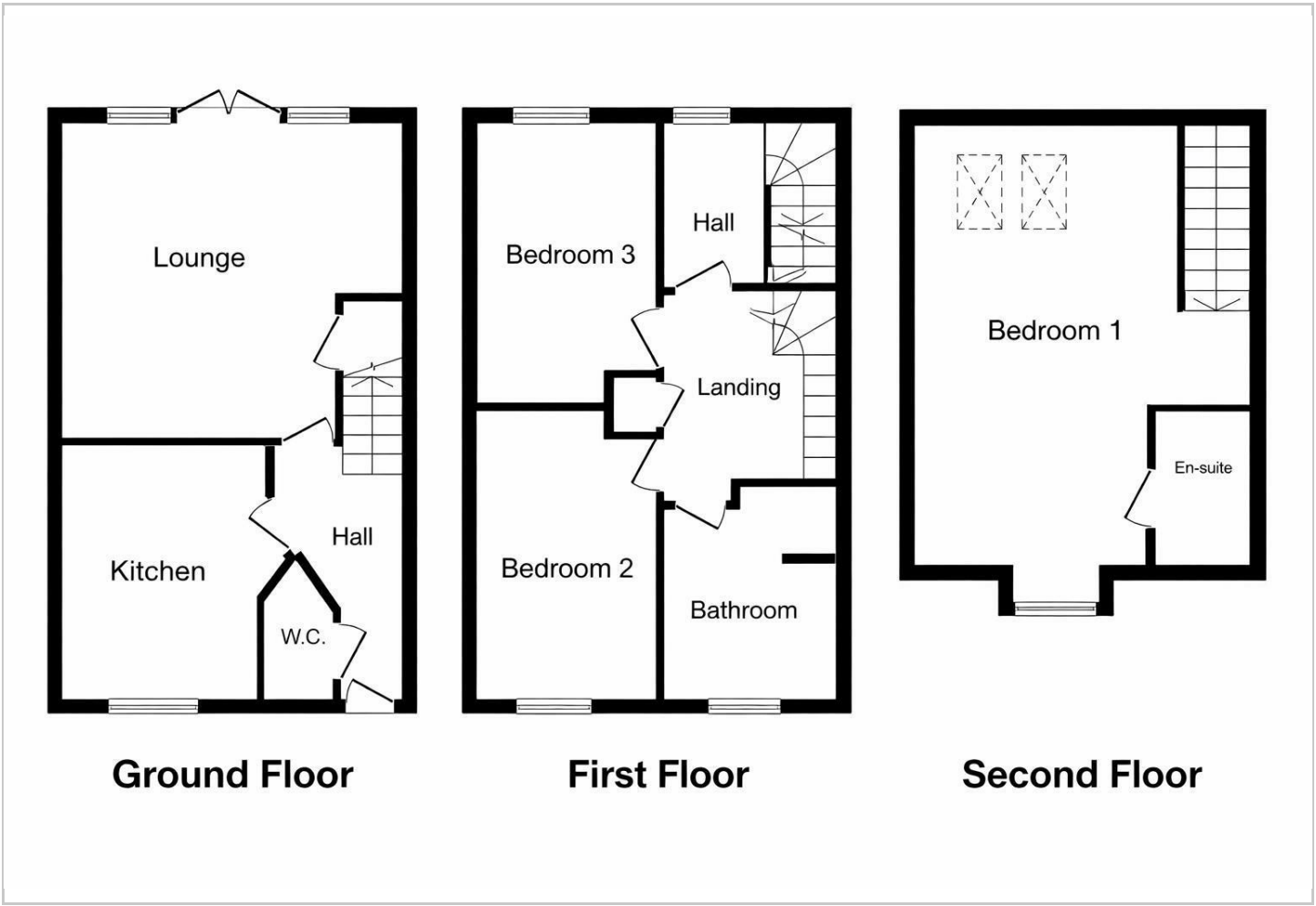
Road Map



Hybrid Map

Terrain Map

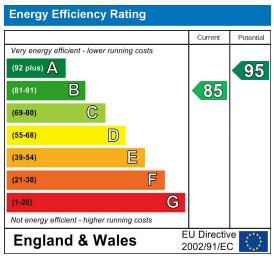
Floor Plan



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



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk