Cauldwell

PROPERTY SERVICES

# 20 Perracombe

Furzton, Milton Keynes, MK4 1EP

£255,000

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### ENTRANCE HALL
Double glazed UPVC door to front. Storage cupboard. Arch to living room.

### LIVING ROOM
14'0" x 11'9" (4.28 x 3.59)
Double glazed bay window to front. Two radiators. Television point. Internet point. Stairs to first floor landing. Door to kitchen/diner.

### KITCHEN/DINER
11'8" x 8'2" (3.57 x 2.49)
Double glazed window to rear and double glazed door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Plumbing for washing machine and space for fridge freezer. Wall mounted central heating boiler. Radiator. Tiled flooring.

### FIRST FLOOR LANDING
Stairs from living room. Access to loft space.

### BEDROOM ONE
11'6" x 8'4" (3.53 x 2.55)
Double glazed window to front. Radiator. Built in double wardrobe. Airing cupboard.

### BEDROOM TWO
10'7" x 6'1" (3.25 x 1.87)
Double glazed window to rear. Radiator.

### BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with electric shower, ,wash hand basin and close coupled wc. Radiator.

### FRONT GARDEN
Laid to lawn with hedge area. Hardstanding driveway parking for one car. Gated access to rear garden.

### REAR GARDEN
Rear width patio area with steps up to lawn area. Selection of plants. Composite shed. Outside tap. Gated access to front.

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

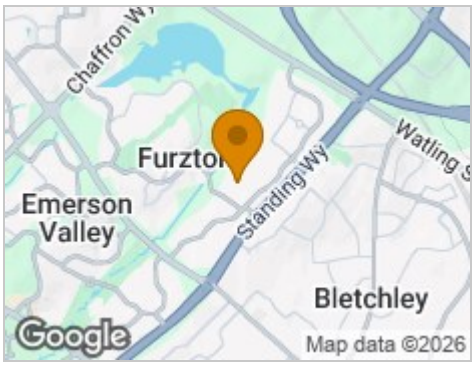
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

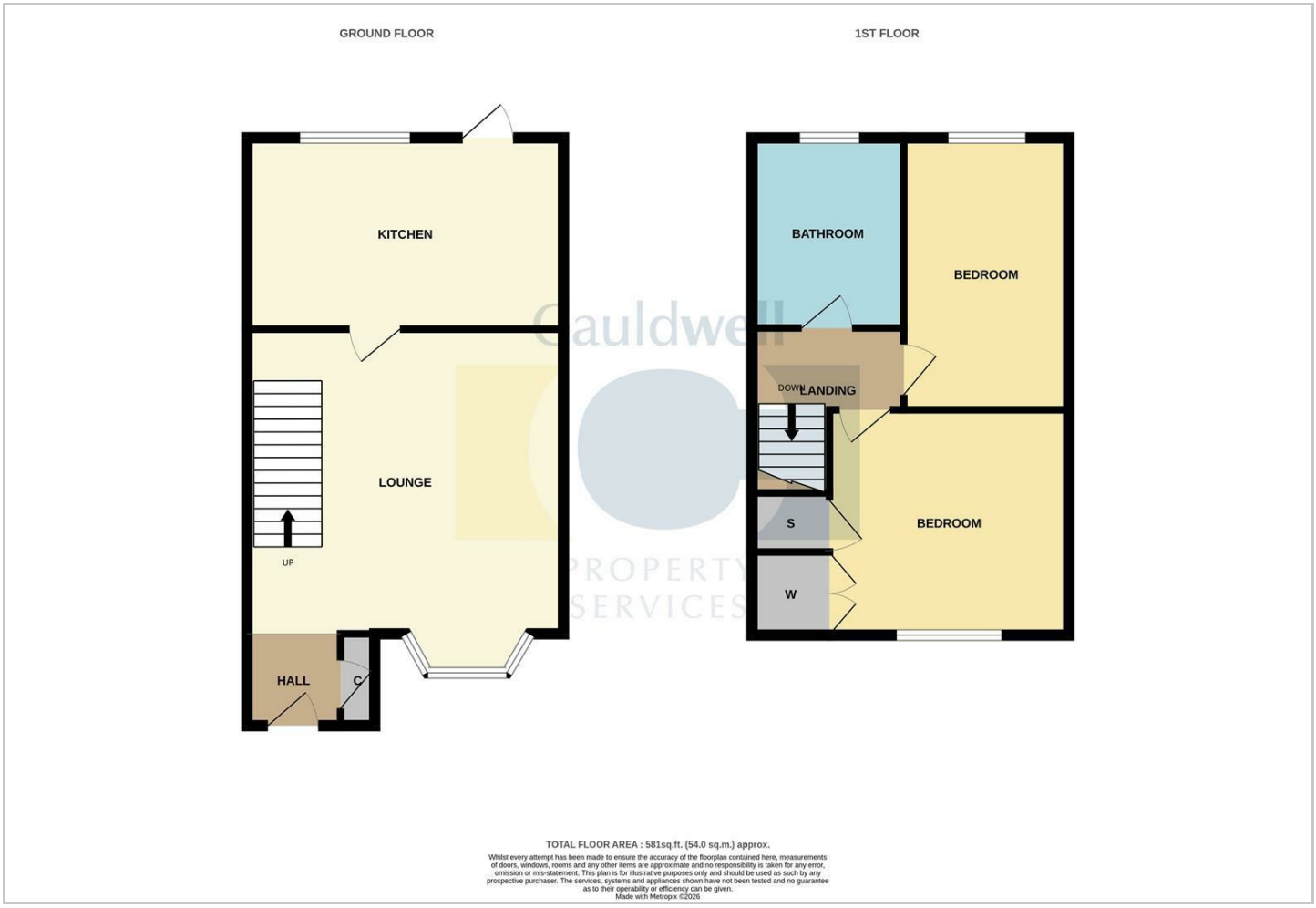
## Road Map

## Hybrid Map

## Terrain Map



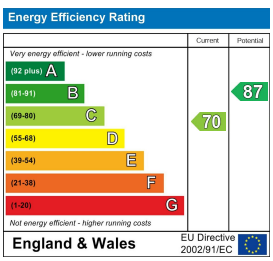

## Floor Plan




## 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.

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