

Cauldwell

PROPERTY SERVICES



10 Attingham Hill

Great Holm, Milton Keynes, MK8 9BX

£435,000



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ENTRANCE HALL

Double glazed UPVC door to front. Stairs to first floor landing. Door to living space.

LIVING AREA

13'4" x 9'1" (4.08 x 2.79)

Double glazed window to front. Radiator. Internet point. Arch to kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

31'2" x 10'5" (9.51 x 3.18)

Double glazed window to front, side and rear. Vertical radiator. Electric fireplace. Television point. Fitted range of wall and base units with Granite worksurfaces. Belfast sink with mixer tap. Neff Electric oven, Neff grill oven, hob and extractor hood. Integral dishwasher. Space for fridge freezer. Double glazed French doors to side. Door to utility room.

UTILITY ROOM

13'4" x 8'4" (4.07 x 2.55)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer. Plumbing for washing machine. Radiator. Understairs storage cupboard. Door to cloakroom.

CLOAKROOM

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

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space.

STUDY ROOM

10'0" x 6'4" (3.05 x 1.94)

Double glazed window to rear. Radiator. Arch to Bedroom one and two.

BEDROOM ONE

12'3" x 10'7" (3.74 x 3.23)

Double glazed window to rear. Vertical radiator. Fitted wardrobes. Door to ensuite.

ENSUITE

8'1" x 7'5" (2.47 x 2.27)

Double glazed obscure window to side. Three piece suite comprising bath, double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. LED lighting. Tiled walls and flooring.

BEDROOM THREE

8'0" x 10'8" (2.44 x 3.26)

Double glazed window to front. Radiator.

BEDROOM TWO

12'7" x 11'8" (3.86 x 3.56)

max into recess

Double glazed window to front. Radiator. Overstairs storage area.

BATHROOM

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

FRONT GARDEN

Block paved driveway parking for two/three vehicles. EV charger point. Stone area to side for additional parking.

REAR GARDEN

Low maintenance with laid to artificial lawn with composite decking area and hardstanding space. Flower beds and borders with sleepers. Gated access to front. Outside power.

STUDIO

Double glazed French doors to front and double glazed window to side. Power and light. Outside tap.

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**

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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.

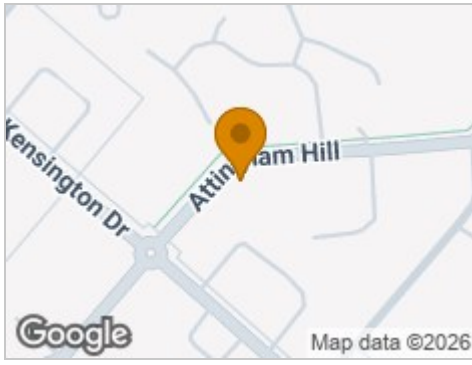
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.



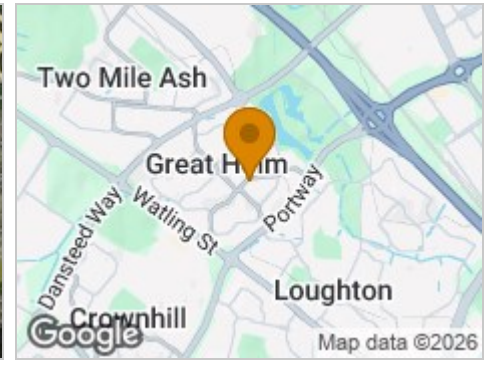
Road Map



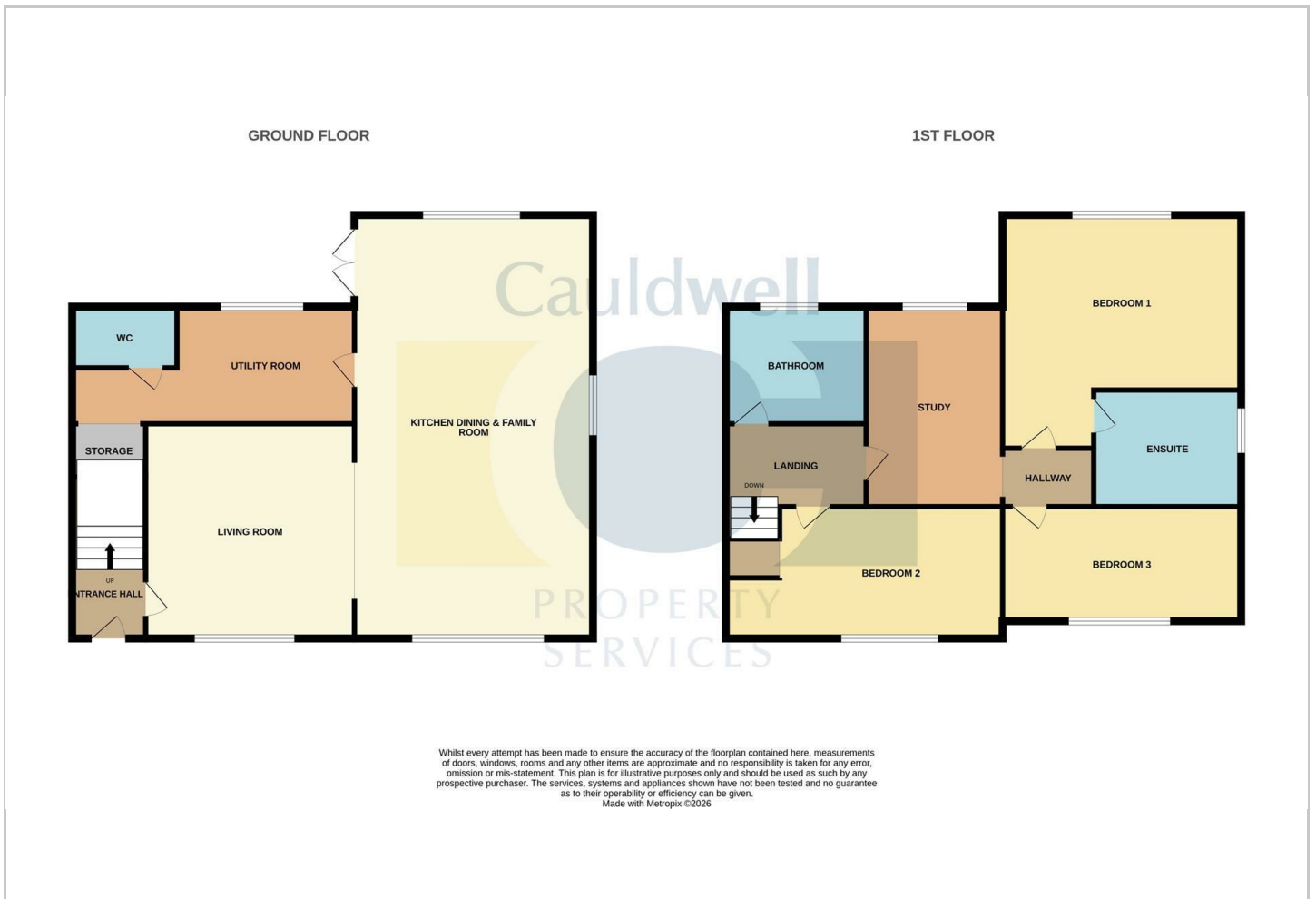
Hybrid Map



Terrain Map



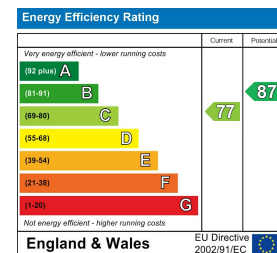
Floor Plan



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



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