



# Cauldwell

PROPERTY SERVICES



## 27 Gisburn Close

Heelands, Milton Keynes, MK13 7QQ

£200,000



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## ENTRANCE HALL

Double glazed UPVC door to front.

## OPEN PLAN LIVING/DINING/KITCHEN

18'3" x 13'4" max (5.58 x 4.08 max)

Double glazed windows and door to side. Television point internet point. Under floor heating. Stairs to first floor landing.

## KITCHEN AREA

Fitted wall and base units with worksurfaces. Stainless steel sink drainer and mixer tap. Gas oven. Plumbing for washing machine. Space for fridge freezer. Extractor hood.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Wall mounted heater. Heated towel rail.

## MEZZANINE BEDROOM

13'5" x 8'8" (4.10 x 2.660)

Double glazed window to front. Double glazed sky light window to side with fitted blind. Built in wardrobes. Radiator. Access to part boarded loft space housing combination boiler.

## GARDEN

Laid to artificial lawn with rockery feature area. Vegetable patch. Mature trees, plants and foliage.

## PARKING

Off road parking for two vehicles, outside garden gate.

All measurements are approximate. 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.

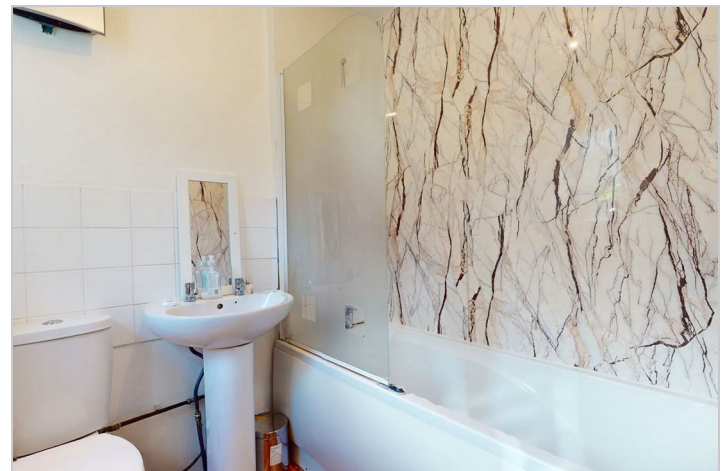
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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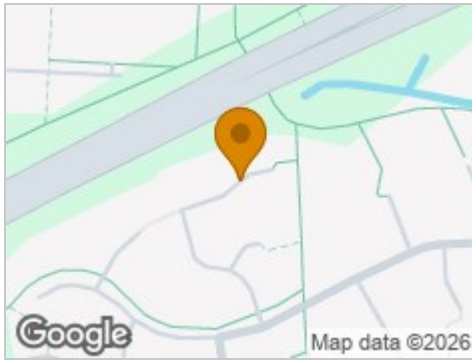
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Tel: 01908 304480

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



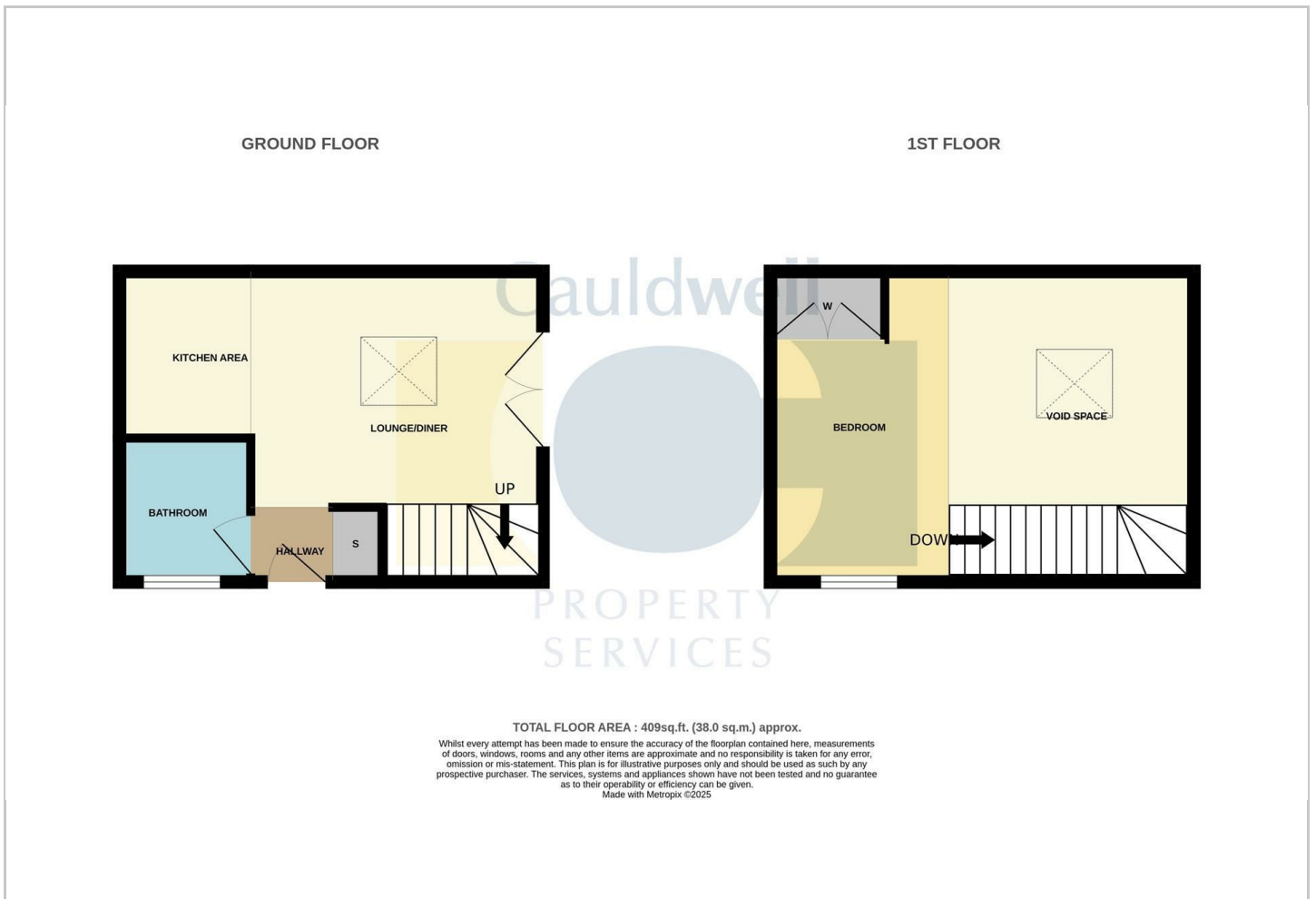
## Hybrid Map



## 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.