



Cauldwell

PROPERTY SERVICES



41 Rillington Gardens

Emerson Valley, Milton Keynes, MK4 2ED

Offers Over £330,000



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ENTRANCE PORCH

Door to front. Radiator. Door to living room.

LIVING ROOM

14'9" x 13'4" max (4.51 x 4.07 max)

Double glazed window to front. Radiator. Television and internet points Door to inner hall way.

INNER HALL WAY

Stairs to first floor landing. Door to dining room and kitchen.

DINING ROOM

7'6" x 6'9" (2.31 x 2.06)

Double glazed window to rear. Radiator,.

KITCHEN

6'10" x 9'10" (2.10 x 3.00)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Radiator.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft space.

BEDROOM ONE

9'11" x 11'10" (3.03 x 3.63)

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

BEDROOM TWO

9'9" x 8'3" (2.99 x 2.53)

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

BEDROOM THREE

6'11" x 5'10" (2.12 x 1.80)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. Three piece suite comprising bath with mixer tap, shower and screen, wash hand basin in vanity surround and close coupled wc. Radiator.

FRONT GARDEN

Small shingle stone garden area. Driveway parking to side,

REAR GARDEN

Patio and raised decking area. Mainly laid to lawn with mature trees and plants. Door to studio/converted garage.

STUDIO/CONVERTED GARAGE

14'0" x 7'11" (4.29 x 2.43)

Door to side.

KITCHENETTE

Small kitchenette with base units, worksurface and sink drainer. Space for under counter fridge. LED lighting.

SHOWER ROOM

Shower cubicle with mains shower, close coupled wash hand basin.

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



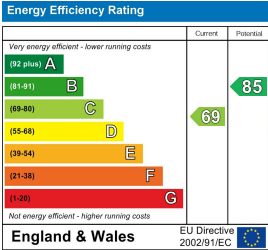
Floor Plan



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



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