



# Cauldwell

PROPERTY SERVICES



## 92 Newton Road

Bletchley, Milton Keynes, MK3 5BY

£289,995



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## ENTRANCE HALL

Entrance door. Stairs to first floor. Door to living room. Radiator. Double glazed window to side.

## LIVING ROOM

11'11" x 10'10" (3.65 x 3.31)

Double glazed window to front. Radiator. Door to kitchen.

## KITCHEN/DINING ROOM

15'1" x 8'4" max (4.62 x 2.56 max)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Space for freestanding cooker. Plumbing for washing machine. Space for fridge freezer and dishwasher or tumble dryer. Double glazed window to rear. Double glazed door to side. Concealed wall mounted boiler. Splash back tiling. Radiator. Skimmed ceiling.

## FIRST FLOOR LANDING

Doors to upstairs rooms. Double glazed window to side. Radiator. Loft access.

## BEDROOM ONE

11'11" x 10'11" (3.64 x 3.33)

Double glazed window to front and side. Radiator.

## BEDROOM TWO

8'7" x 10'2" (2.62 x 3.10)

Double glazed window to rear. Radiator.

## BATHROOM

Three piece suite comprising bath, wash hand basin and low level wc. Radiator. Frosted double glazed window to rear.

## REAR GARDEN

A substantial lawned rear garden with brick and wooden fence surround. Gated side access.

## DETACHED GARAGE

Up and over door. Service door.

## SIDE GARDEN

A substantial driveway with parking for several vehicles.

## FRONT GARDEN

Laid to lawn with hedge surround.

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.

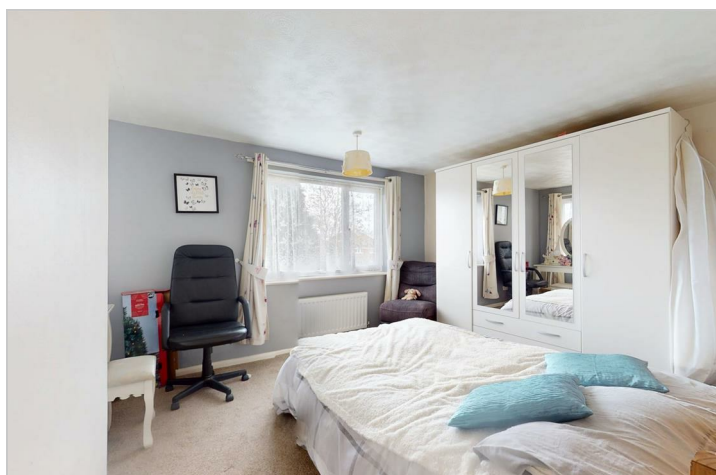
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Tel: 01908 304480

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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.



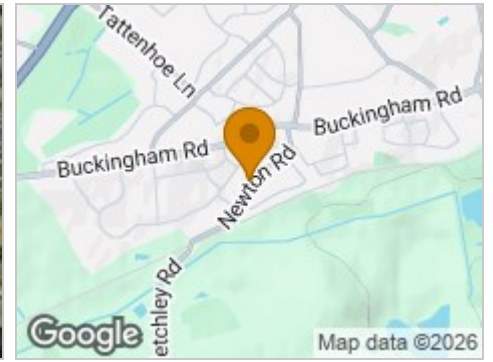
## Road Map



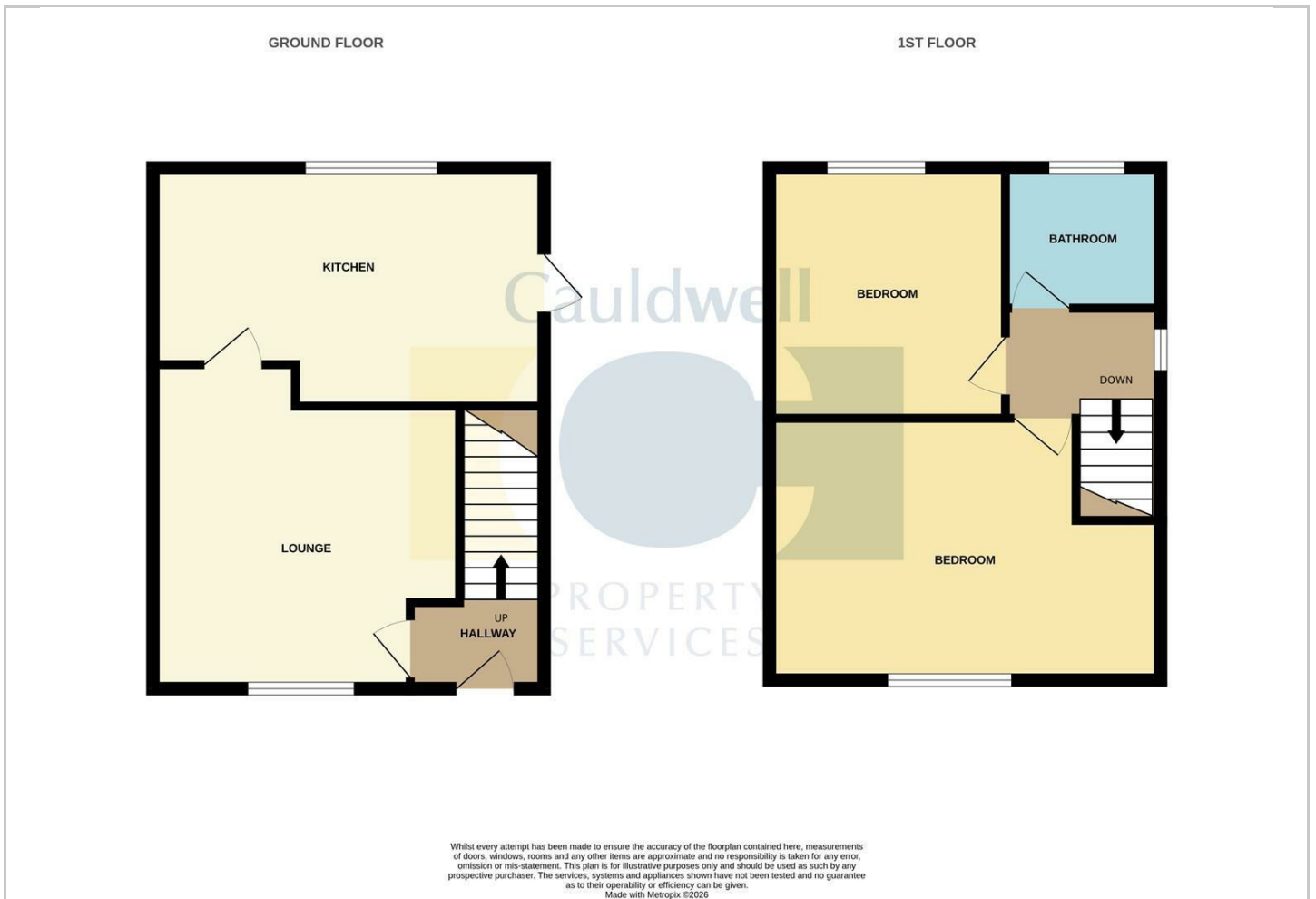
## Hybrid Map



## Terrain Map



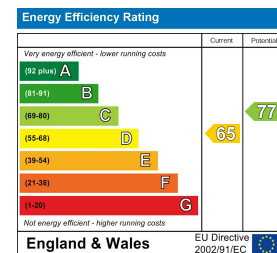
## Floor Plan



## 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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