Cauldwell

PROPERTY SERVICES



25 Ampleforth

Monkston, Milton Keynes, MK10 9DA

£315,000

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ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing.

KITCHEN
9'8" x 7'5" max (2.95 x 2.27 max)
Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit,. Electric oven,. four ring hob and extractor hood. Space for fridge freezer Plumbing for washing machine. Radiator.

LIVING/DINING ROOM
14'2" x 11'8" (4.34 x 3.58)
Double glazed patio doors to rear. Radiator. Television and telephone point. Fibre internet point.

CONSERVATORY
10'5" x 9'4" (3.19 x 2.86)
Solid brick walls to both sides. Double glazed French doors to rear. Double glazed windows to rear and side. Glass reflective roof. Electric heater.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to boarded loft space via drop down ladder.

BEDROOM ONE
11'8" x 8'10" (3.58 x 2.71)
Double glazed window to rear. Radiator.

BEDROOM TWO
9'8" x 8'5" to wardrobe (2.95m x 2.57m to wardrobe)
Double glazed window to front. Radiator. Built in wardrobes. Airing cupboard housing combination boiler.

BATHROOM
Double glazed obscure window to side, Three piece suite comprising bath with shower over, low level wc and wash hand basin in vanity surround. Extractor fan. Radiator.

FRONT GARDEN
Hardstanding and shingle stone driveway parking for three vehicles. EV charge point.

GARAGE
Up and over door to front. Power and light Solar panel battery.

REAR GARDEN
Laid to lawn with patio area. Small trees. Gated access to side, Timber storage shed.

SOLAR PANELS
The property is fitted with solar panels and a battery for storing additional power, these are owned by the homeowner and will be transferred with the property.

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



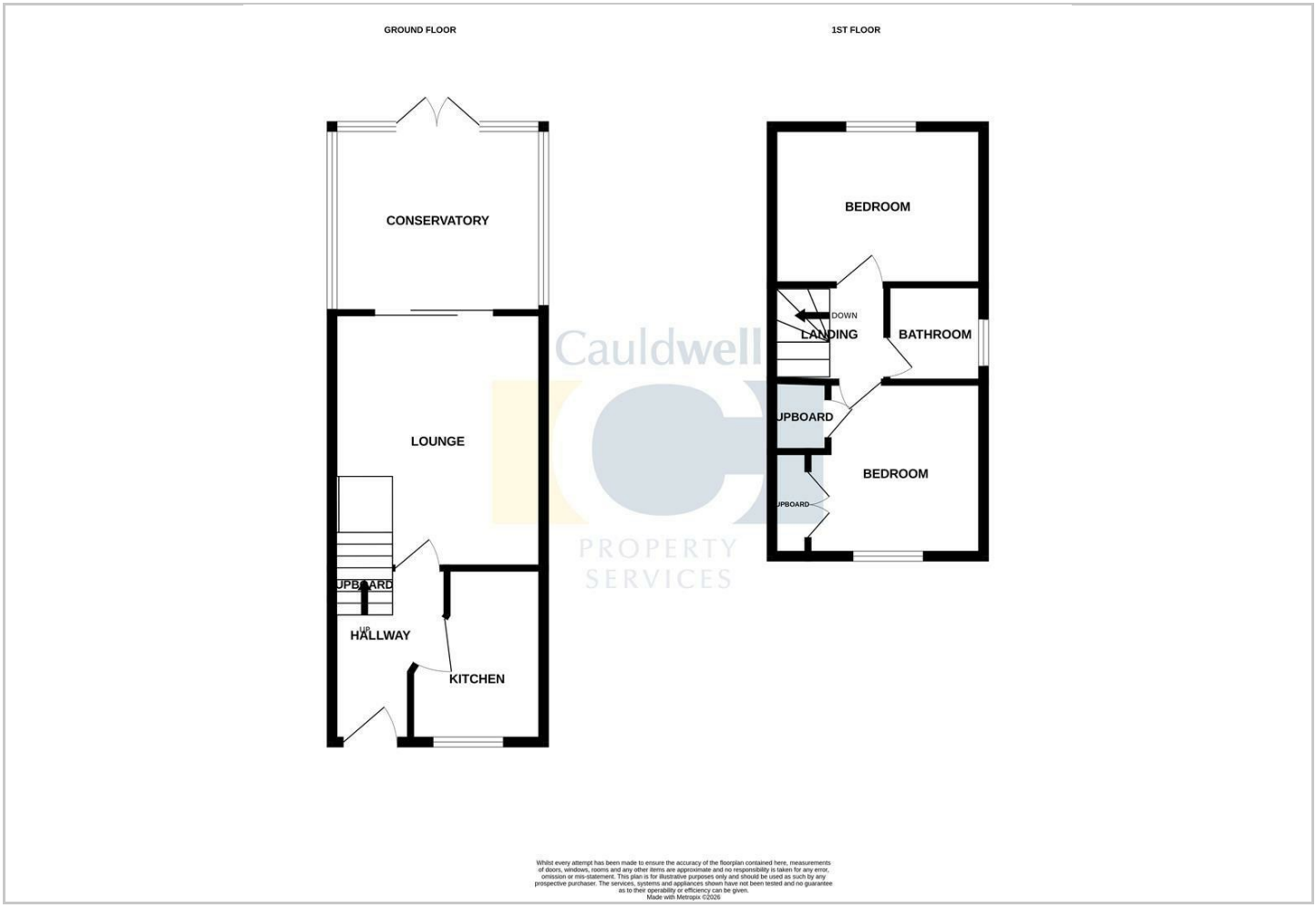
Hybrid Map



Terrain Map



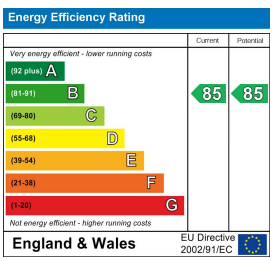
Floor Plan



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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