Cauldwell

PROPERTY SERVICES

226 Burney Drive

Glebe Farm, Milton Keynes, MK17 8LE

£495,000

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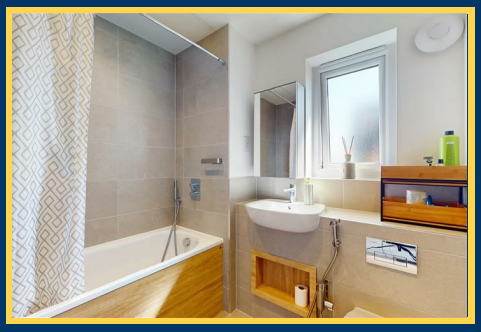


ENTRANCE HALL
20'8" x 7'7" max (6.32 x 2.33 max)
Composite double glazed door and window to front. Stairs to first floor landing. Understairs storage cupbaord and additional coat and shoe storage cupboard with fibre internet point. Amtico flooring.

KITCHEN/DINING ROOM
20'8" x 8'9" (6.31 x 2.67)
Double glazed window to front. Two double glazed windows to side. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and induction hob with exztractor hood over. Integral fridge freezer and washing machine and dishwasher. Under cupboard lighting. Radiator. Amtico flooring.

LIVING ROOM
16'9" x 8'11" (5.12 x 2.72)
Double glazed windows to rear and side. Double glazed French doors to rear. Radiator. Television point. Amtico flooring.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Fitted storage cupboard. Amtico flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Storage cupboard. Stairs to second floor landing.

BEDROOM ONE
13'6" x 11'4" max (4.14 x 3.47 max)
Two double glazed windows to rear. Double glazed window to side. Radiator. Two double wardrobes with mirror sliding doors. Door to ensuite.

ENSUITE
Double glazed obscure window to side. Three piece suite comprising double shower with mains shower, close coupled wc and wash hand basin. Storage cupboard. Heated towel rail. Extractor fan. LED Lighting. Tiled flooring. Shaver point.

BEDROOM FOUR
13'3" x 8'6" (4.06 x 2.60)
Double glazed windows to front and side. Radiator.

BEDROOM FIVE/OFFICE
9'3" x 7'10" (2.82 x 2.41)
Double glazed window to front.

SECOND FLOOR LANDING
Stairs from first floor. Access to loft space. Radiator. Airing cupboard.

BEDROOM TWO
16'8" x 10'10" max (5.10 x 3.31 max)
Double glazed windows to front and side. Radiator.

BEDROOM THREE
9'1" x 16'7" (2.77 x 5.08)
Two double glazed windows to rear. Double glazed window to side. Storage cupboard. Radiator.

BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with shower, double shower cubicle with mains shower,. wash hand basin and close coupled wc. Shaver point. Wall mounted cabinet. Tiled flooring. LED lighting. Extractor fan. Heated towel rail.

FRONT GARDEN
Small lawned garden.

Tel: 01908 304480

REAR GARDEN

Laid to lawn with rear width patio area. Timber storage shed. Gated access to side. Outside tap.

GARAGE AND DRIVEWAY

Garage to side with up and over door to front. Driveway parking for two/three vehicles in front.

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

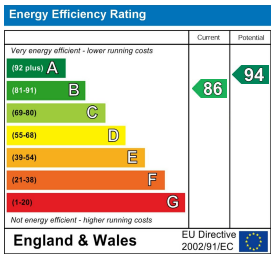
Terrain Map

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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