Cauldwell

PROPERTY SERVICES

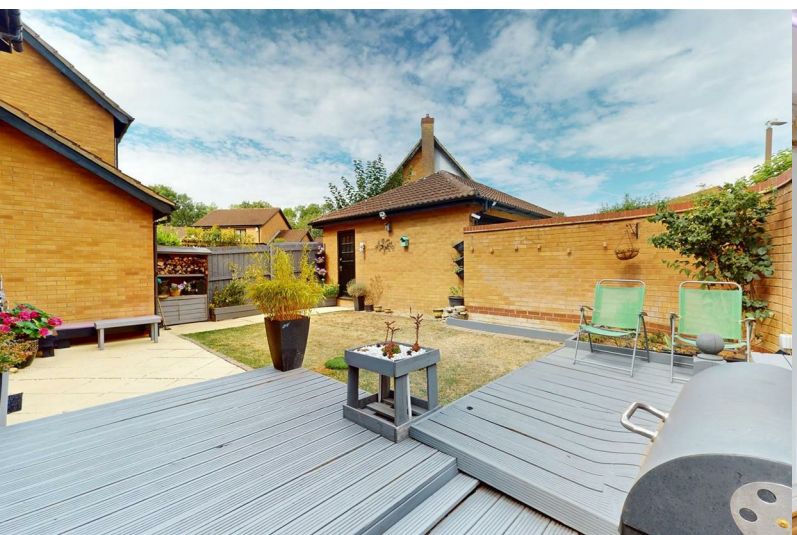


14 Groombridge

Kents Hill, Milton Keynes, MK7 6HA

£385,000

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ENTRANCE HALL
Double glazed UPVC door to front. Double glazed window to side. Radiator. Tiled flooring. Fitted shoe cupboard. Stairs to first floor landing.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Radiator.

KITCHEN/DINING ROOM
15'5" x 11'11" (4.72 x 3.64)
Double glazed windows to front and rear. Double glazed door to rear. Fitted with a modern range of wall and base units with worksurfaces. Sink drainer unit. Range style oven with five ring gas hob and extractor hood over. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Under cupboard lighting. Radiator. Tiled flooring. Understairs storage cupboard.

LIVING ROOM
15'6" x 11'1" max (4.73 x 3.39 max)
Double glazed window to front. Double glazed French doors to rear. Radiator. Television point. Vertical radiator. Internet point. Feature tiled wall with fitted shelving and inset LED lighting.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear.

BEDROOM ONE
10'3" x 8'7" (3.14 x 2.63)
Double glazed window to front. Radiator. Wardrobe recess space.

BEDROOM TWO
8'9" x 8'1" (2.68 x 2.47)
Double glazed window to front. Radiator. Feature panelled walls. Built in wardrobe with sliding doors. Overstairs storage cupboard.

BEDROOM THREE
8'0" x 6'7" (2.44 x 2.02)
Double glazed window to rear. Radiator. Fitted storage and wardrobe space. Access to loft.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround with close coupled wc. Shaver point. LED lighting. Fitted storage shelving. Heated towel rail. Tiled walls.

FRONT GARDEN
Low maintenance with shingle stone.

REAR GARDEN
Laid to lawn with raised decking and patio area with shingle beds and flower beds. Gated access to side. Outside power and tap. Potting shed. Personal door to garage. Part walled on one side.

GARAGE
16'1" x 8'9" (4.91 x 2.67)
Up and over door to front. Power, light and storage space. Personal door to garden. Parking to front of garage.

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.

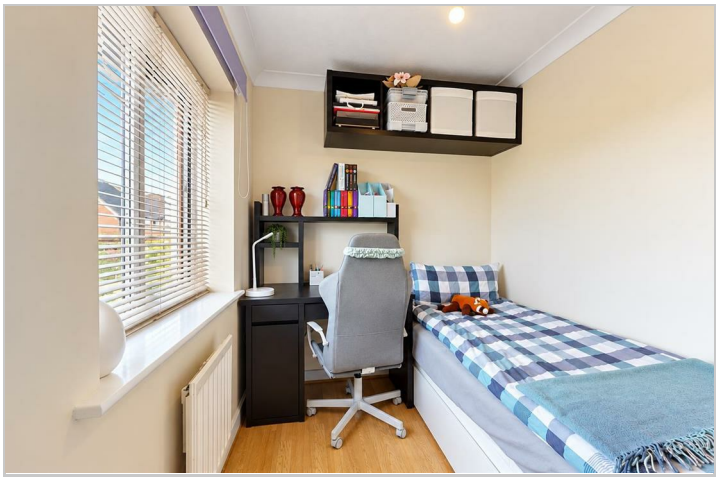
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.









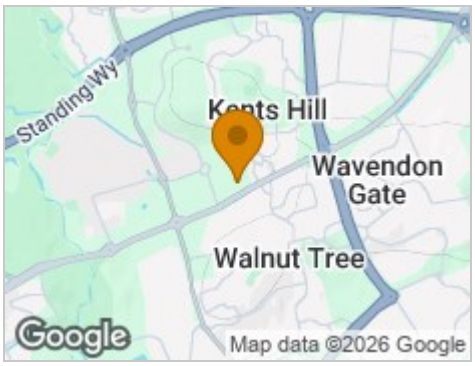
Road Map



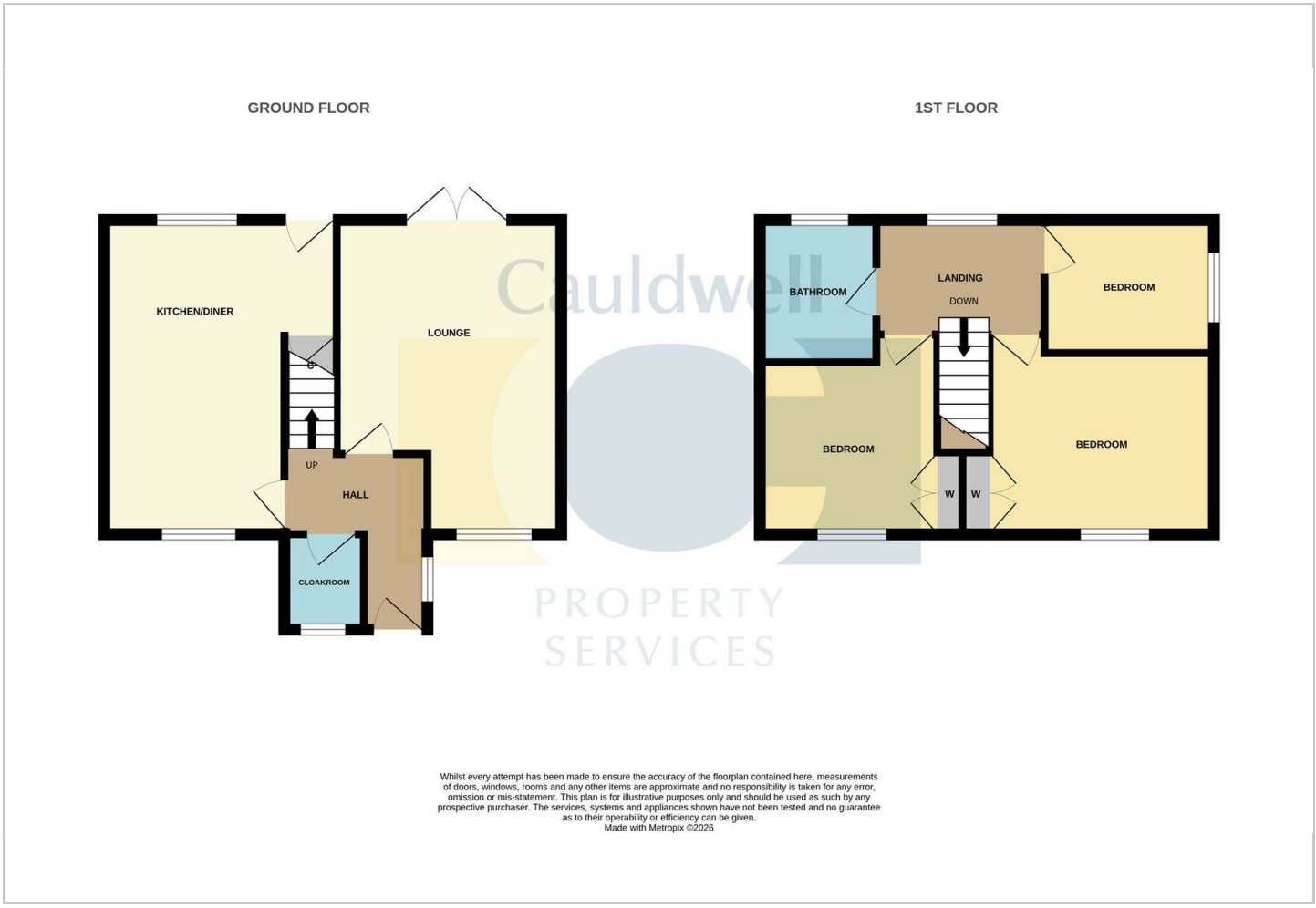
Hybrid Map



Terrain Map



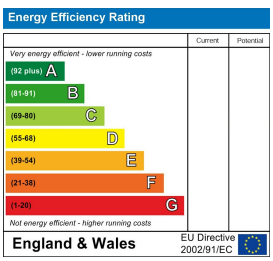
Floor Plan



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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