

Cauldwell

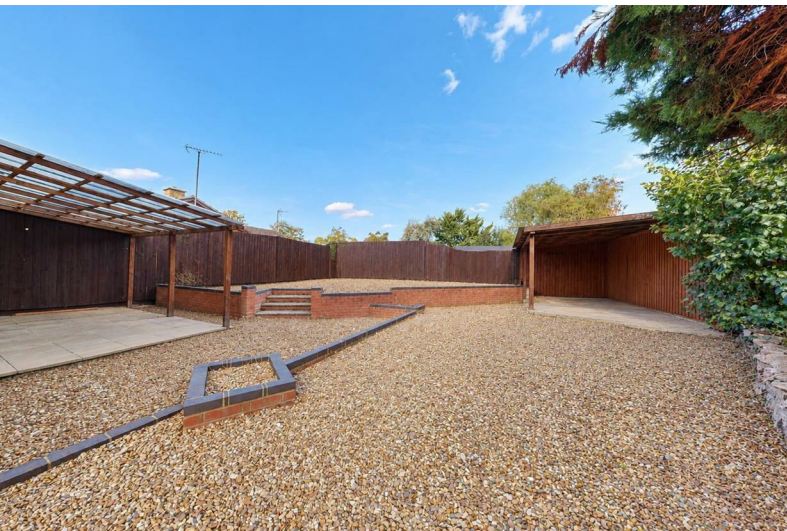
PROPERTY SERVICES



7 Gold Street

Hanslope, Milton Keynes, MK19 7LU

£425,000



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LIVING ROOM

23'9" x 13'11" (7.24 x 4.26)

Two double glazed bay windows to front,. Double glazed UPVC door to front. Two radiators. Wall lights. Television point. Door to kitchen and French doors to dining room,.

KITCHEN

9'5" x 11'9" (2.88 x 3.59)

Double glazed window to rear. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and grill with four ring gas hob and extractor hood over. Integral fridge freezer and dishwasher. Plumbing for washing machine. Tiled flooring. Door to rear lobby.

REAR LOBBY

Double glazed door to rear. Stairs to first floor landing. Arch to dining room.

DINING ROOM

11'6" x 10'9" (3.53 x 3.29)

Double glazed French doors to rear. Radiator. French doors to living room. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Extractor fan. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Stairs from rear lobby. Access to loft space.

BEDROOM ONE

12'5" x 11'8" (3.81 x 3.56)

Double glazed sash windows to front and side. Radiator.

BEDROOM TWO

10'10" x 11'8" (3.32 x 3.58)

Double glazed sash windows to front and side. Radiator. Victorian fireplace.

BEDROOM THREE

11'0" x 11'8" (3.36 x 3.56)

Double glazed window to rear. Radiator. Victorian fireplace. Cupboard housing combi boiler.

BEDROOM FOUR/OFFICE

6'9" x 6'6" (2.06 x 2.00)

Double glazed window to side. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, close coupled wc and wash hand basin. Storage cupboard. Heated towel rail. Extractor fan.

FRONT GARDEN

Small front with wall boundary, extending to side with shingle stone parking and gated access to garden.

REAR GARDEN

Laid to lawn with rear width patio and covered pergola with shingle stone and further patio area.

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



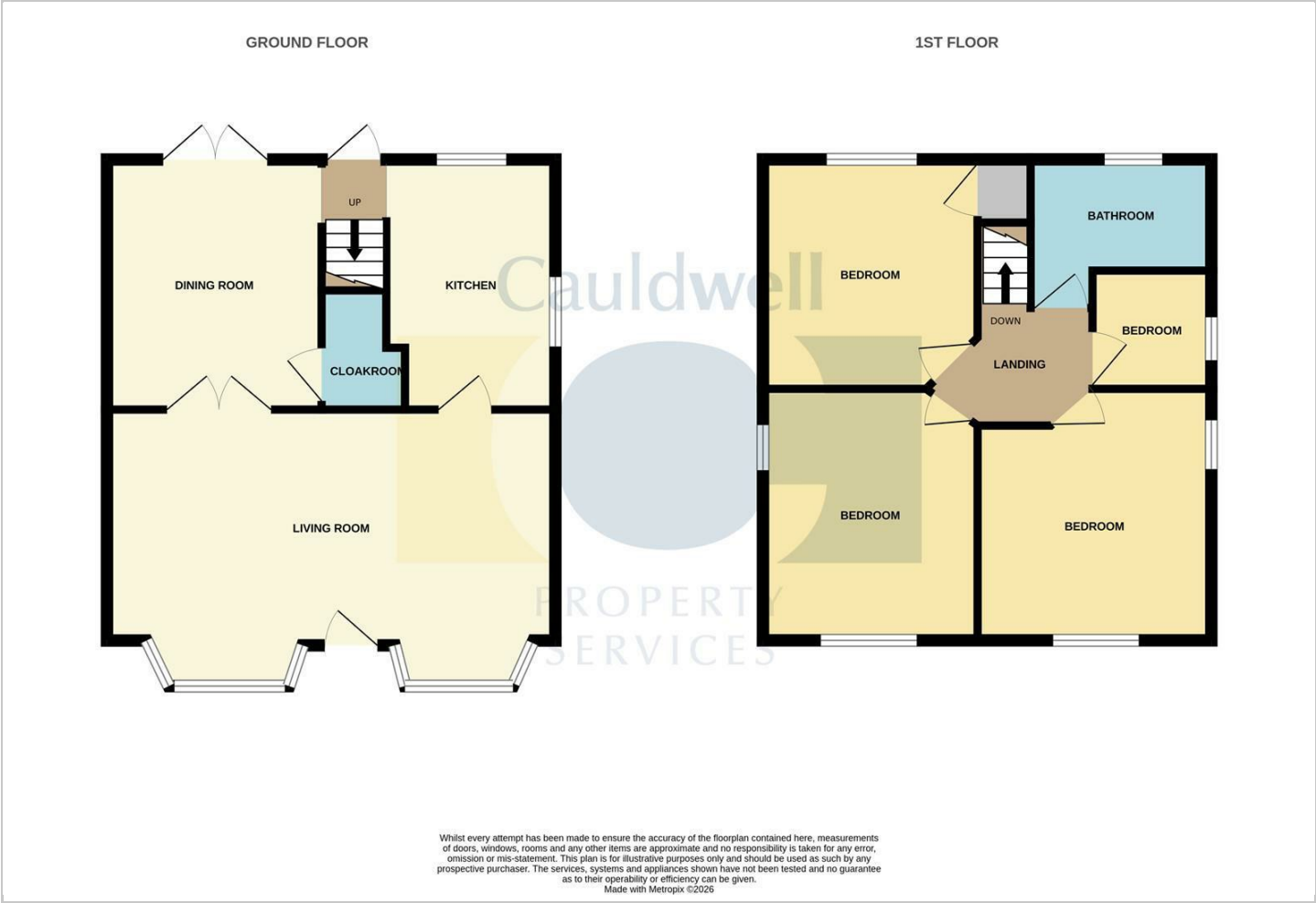
Hybrid Map



Terrain Map



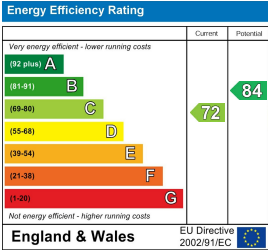
Floor Plan



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.