



# Cauldwell

PROPERTY SERVICES



## 128 Springfield Boulevard

Springfield, Milton Keynes, MK6 3EW

£350,000



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## ENTRANCE HALL

Composite double glazed door to front. Double glazed window to side. Radiator. Fibre internet point. Stairs to first floor landing.

## LIVING ROOM

15'6" x 9'10", 85'3" (4.74 x 3.26)

Double glazed window to front. Double glazed patio doors to rear. Two radiators. Internet point. Gas fireplace.

## CONSERVATORY

10'9" x 9'6" (3.29 x 2.92)

Brick and UPVC double glazed windows to side and rear. Double glazed French doors to rear. Insulated roof and tiled exterior.

## DINING ROOM

9'1" x 7'11" (2.79 x 2.43)

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

## KITCHEN

9'1" x 7'3" (2.79 x 2.22)

Double glazed windows and door to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, four ring hob and extractor hood. Space for under counter fridge. Under stairs storage cupboard housing dishwasher, washing machine. double glazed window to rear, base unit with shelving. Central heating boiler.

## CLOAKROOM

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

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to rear. Radiator.

## BEDROOM ONE

11'8" x 9'1" (3.57 x 2.79)

Double glazed window to front, Radiator. Built in wardrobe. Door to ensuite

## ENSUITE

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Wall mounted cabinet. Extractor fan.

## BEDROOM TWO

9'2" x 9'1" (2.81 x 2.77)

Double glazed window to front. Radiator.

## BEDROOM THREE

7'10" x 6'3" (2.40 x 1.91)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear, Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Radiator. Cabinet.

## REAR GARDEN

Laid to lawn with rear width patio area with trees and plants. Gated access to front. Timber storage shed.

## FRONT GARDEN

Laid to lawn with hedge and planting. Hardstanding driveway parking to side leading to detached garage. Personal door to garden. Power and light.

## GARAGE

Up and over door to 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.

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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



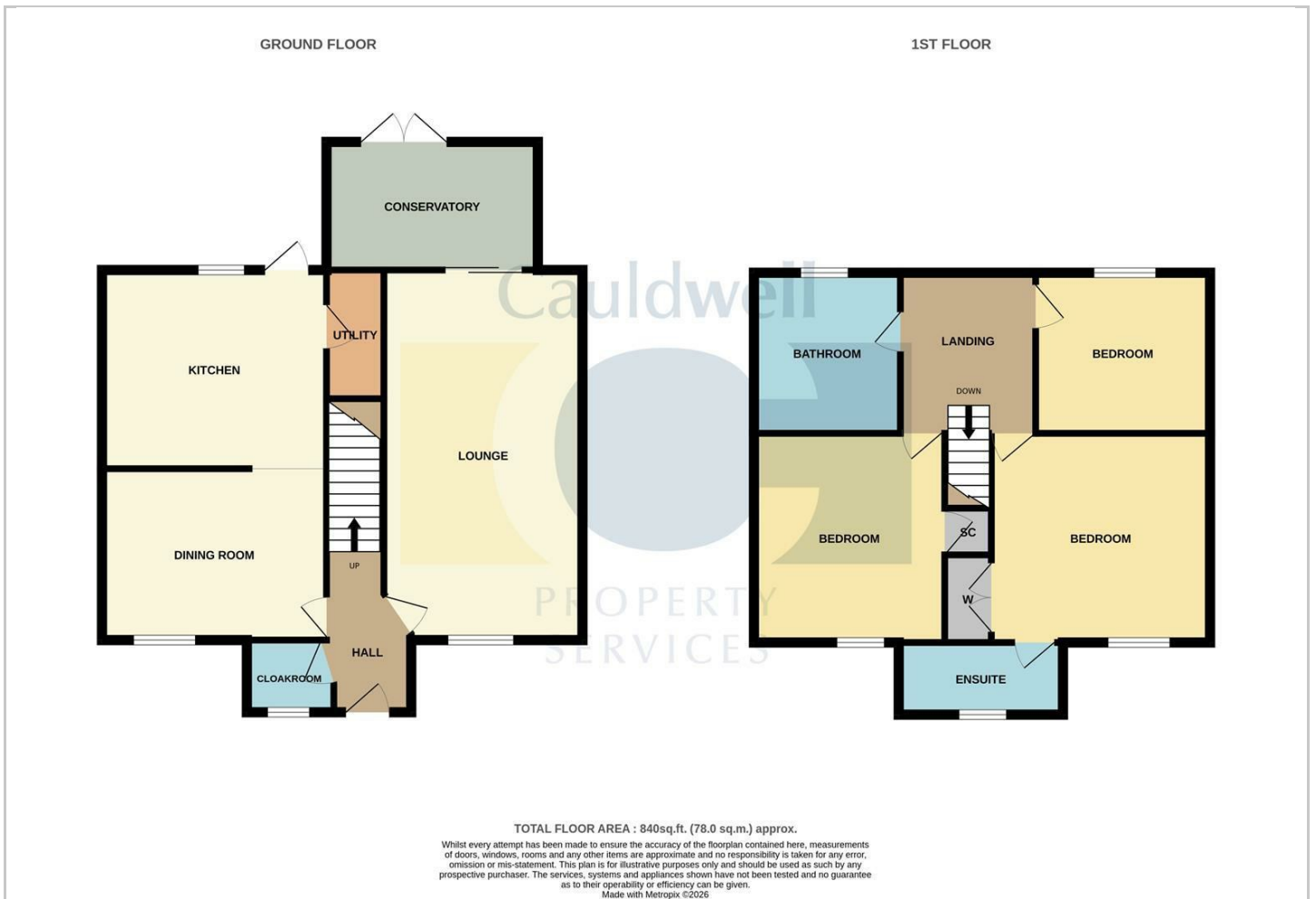
## Hybrid Map



## 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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