



Cauldwell

PROPERTY SERVICES



2 Eynsham Court.

Woolstone, Milton Keynes, MK15 0BY

£385,000



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ENTRANCE HALL

Double glazed composite door to side. Stairs to first floor. Understairs storage/airing cupboard. Radiator. Tiled flooring. Fitted shoe cabinet.

KITCHEN

8'8" x 8'8" (2.66 x 2.66)

A modern re-fitted range of wall and base units with worksurfaces over, incorporating a one and a half bowl sink and drainer unit. Larder unit. Electric oven, four ring gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Integral dishwasher. Wall mounted central heating boiler. Under counter lighting.

LIVING/DINING ROOM

16'4" x 13'11" max (4.98 x 4.25 max)

Double glazed window to rear. Double glazed French doors and windows to rear. Television point. Internet point. Two radiators.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Storage/airing cupboard. Radiator.

BEDROOM ONE

12'4" x 8'7" (3.78 x 2.64)

Double glazed window to front. Radiator. Eaves storage cupboard and shelving. Wardrobe.

BEDROOM TWO

10'11" x 9'0" (3.35 x 2.76)

Double glazed window to rear. Radiator. Television point. Wardrobe.

SHOWER ROOM

Double glazed obscure window to rear. Three piece

suite comprising walk in shower unit with glass screen and mains shower, wash hand basin in vanity unit and close coupled wc. Panelled and tiled walls.

FRONT GARDEN

Landscaped front garden with block paved patio area and lawn with raised sleeper flower beds. Brick storage shed. Outside tap. Brick meter cupboard.

REAR GARDEN

Landscaped garden with rear width curved sandstone patio and shingle stone area with flower beds and borders with sleepers. Outside tap. Gated access to side.

CARPORT

Providing parking for one vehicle.

GARAGE AND DRIVEWAY

Up and over door. Driveway for one vehicle.

All measurements are approximate.

The area measurements are taken from the government EPC register.

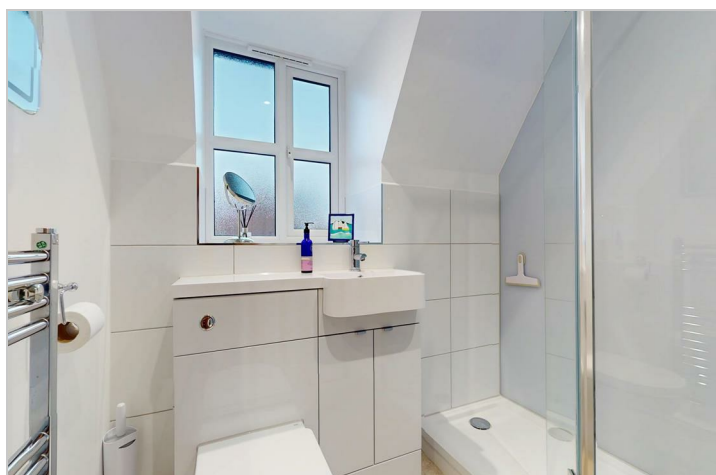
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GROUND FLOOR

1ST FLOOR

LOUNGE/DINER

KITCHEN

ENTRANCE HALL

CLOAKROOM

BEDROOM

BEDROOM

SHOWER ROOM

LANDING

DOWN

W

W

C

TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		68	83
England & Wales		EU Directive 2002/91/EC	

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