Cauldwell

PROPERTY SERVICES



48 Sutherland Grove

Bletchley, Milton Keynes, MK3 7NX

Offers Over £425,000

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ENTRANCE HALL
Double glazed UPVC door and window to front. Two radiators. Tiled flooring. Stairs to first floor landing with understairs storage cupboard. LED lighting. Coat and shoe storage cupboard.

BEDROOM FOUR
7'6" x 13'3" (2.30 x 4.05)
Double glazed window and door to front. LED lighting. Radiator. Door to ensuite

ENSUITE
Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

LIVING ROOM
16'4" x 10'11" (5.00 x 3.33)
Double glazed window to front. Radiator. Electric fireplace. Television point. Arch and sliding doors to dining room. Fibre and standard internet point.

DINING ROOM
10'2" x 7'9" (3.12 x 2.38)
Double glazed patio doors to rear. Vertical radiator. Doors to kitchen.

KITCHEN
20'9" x 10'0" (6.34 x 3.06)
Double glazed window to rear. Double glazed French doors to rear. Fitted modern range of wall and base units with worksurfaces incorporating one and half sink drainer unit. LED plinth and strip lighting. Electric oven. Fitted microwave. Space for fridge freezer. Five ring gas hob and extractor hood. Breakfast bar seating area. Storage cupboard. Integral freezer, tumble dryer, dishwasher and washing machine . Tiled flooring. LED lighting. Combination boiler.

GARDEN ROOM
16'5" x 7'7" (5.02 x 2.32)
Double glazed patio doors to rear. Double glazed windows. LED lighting. Radiator

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft space. Double glazed window to side. LED lighting. Storage cupboard.

BEDROOM ONE
8'11" x 11'1" (2.72 x 3.38)
Double glazed window to front. Built in wardrobe.

BEDROOM TWO
10'5" x 8'5" (3.20 x 2.59)
Double glazed window to rear. Radiator.

BEDROOM THREE
8'0" x 7'9" (2.44 x 2.37)
Double glazed window to front. Radiator.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and mains shower, inset shelving and screen, wash hand basin in vanity surround, close coupled wc. Tiled walls and flooring. Vertical radiator.

FRONT GARDEN
Block paved driveway and lawned front.

REAR GARDEN
Laid to lawn with rear width patio. Outside tap.

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

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.

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.

AGENTS NOTE

Since the production of the energy performance certificate a new combination boiler has been fitted.









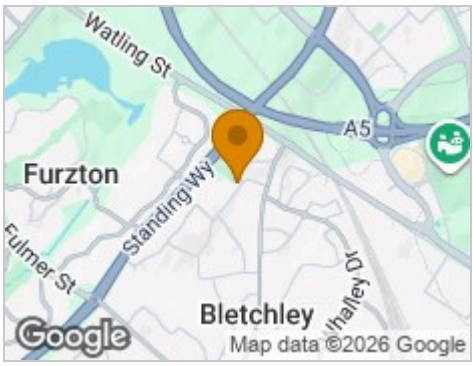
Road Map



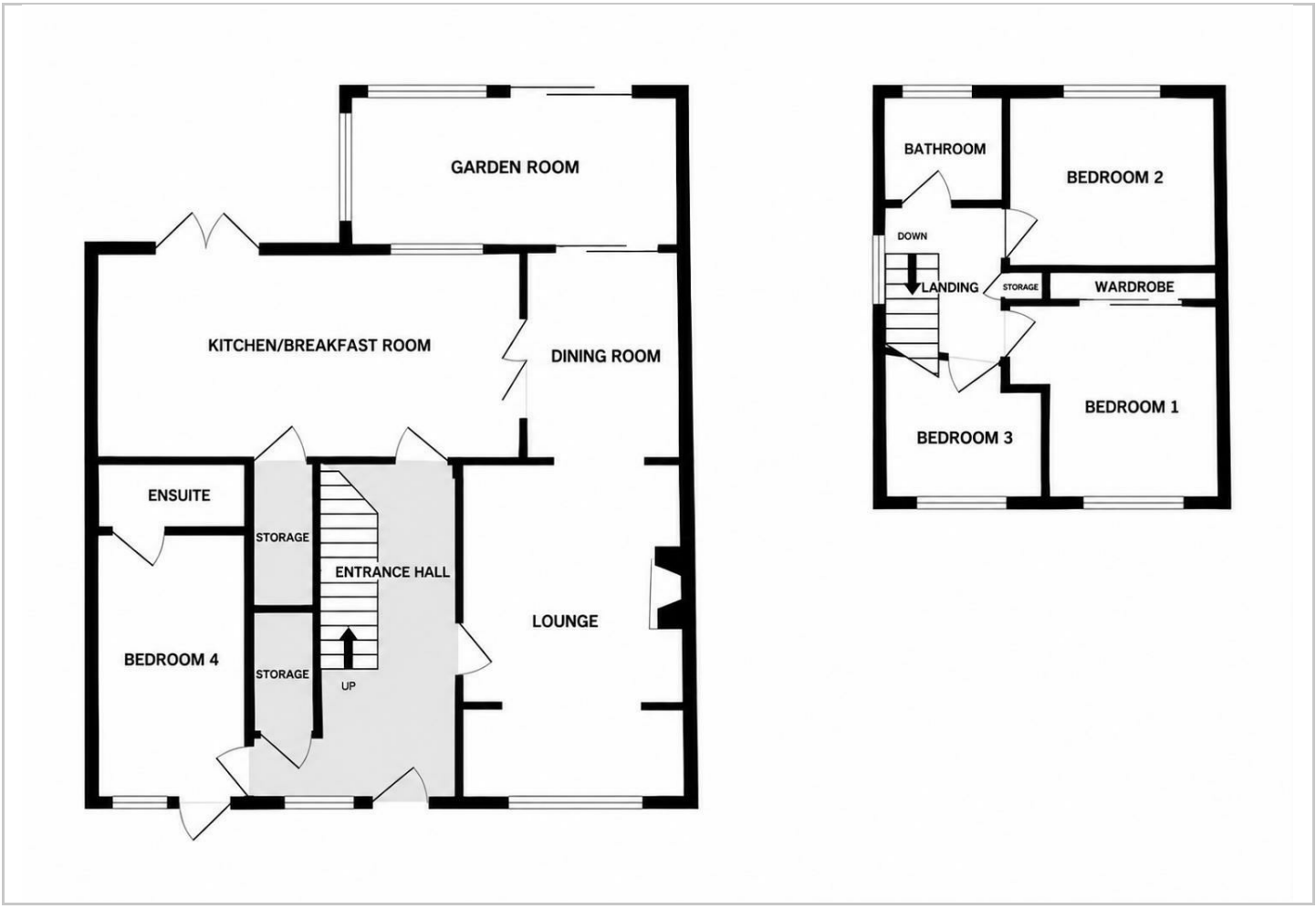
Hybrid Map



Terrain Map



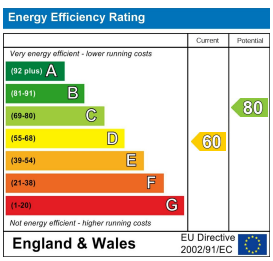
Floor Plan



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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