Cauldwell

PROPERTY SERVICES



# 7 St. Vincent Avenue

Newton Leys, Bletchley, Milton Keynes, MK3 5SG

£550,000

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### ENTRANCE HALL
Double glazed door and window to front. Double glazed window tor rear. Stairs to first floor landing. Tiled flooring. Radiator. Understairs storage cupboard.

### LIVING ROOM
14'8" x 14'11" (4.48 x 4.55)
Two double glazed windows to front. Double glazed windows to rear. Two radiators. Television point

### FAMILY ROOM/STUDY
11'1" x 9'11" (3.39 x 3.03)
Double glazed windows to front and side. Radiator.

### CLOAKROOM
Double glazed obscure window to side. Two piece suite comprising wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled flooring.

### KITCHEN/DINING ROOM
20'3" x 11'1" (6.18 x 3.40 )
Dual aspect room with double glazed windows to one side and double glazed window and French doors. Fitted with a range of wall and base units with Granite worksurfaces and upstands with one and half bowl sink drainer. Electric oven, combi microwave and five ring gas hob with extractor hood over. Integral fridge freezer. washing machine and dishwasher. Wall mounted centrral heating boiler. Radiator. Tiled flooring. Cupboard housing internet connection point.

### FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear. Radiator. Airing cupboard.

### BEDROOM ONE
19'10" x 11'3" max (6.07 x 3.43 max)
Double glazed windows to both sides. Radiator. Built in wardrobes. Door to ensuite.

### ENSUITE
Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Part tiled walls and tiled flooring.

### BEDROOM TWO
14'11" x 10'1" (4.57 x 3.09)
Double glazed windows to front and rear. Radiator.

### BEDROOM THREE
9'7" x 10'0" (2.94 x 3.05)
Double glazed windows to front and side. Built in wardrobes. Radiator.

### BEDROOM FOUR
11'5" x 8'9" (3.49 x 2.68)
Double glazed window to front. Radiator. Built in storage cupboard.

### BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with mains shower and screen. wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Part tiled walls. Tiled flooring.

### FRONT GARDEN
Paved and flower bed frontage.

## REAR GARDEN

Laid to lawn with patio areas. Outside tap and power. Gated access to side.

## GARAGE AND DRIVEWAY

Door to front. Power and light. Door to garden. Driveway parking for two vehicles 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.

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.

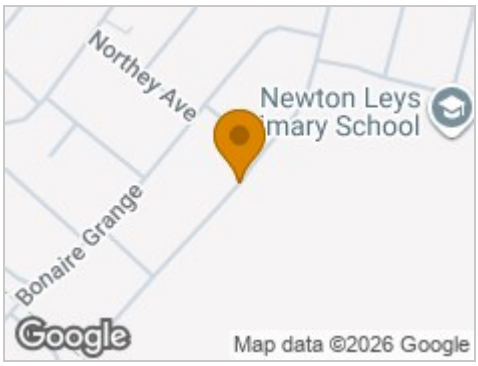








## Road Map




## Hybrid Map




## Terrain Map



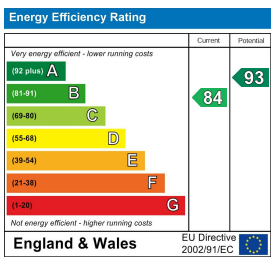

## Floor Plan




## 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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