Cauldwell

PROPERTY SERVICES



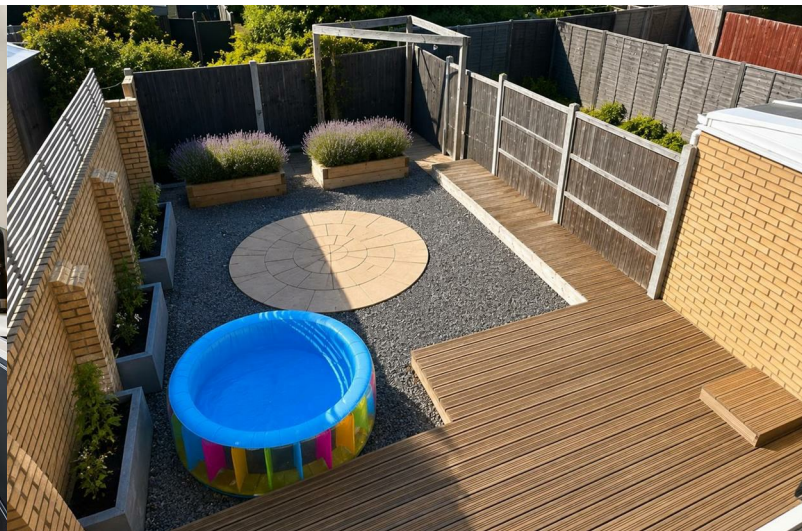
16 Mullen Avenue

Downs Barn, Milton Keynes, MK14 7LU

£325,000

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ENTRANCE HALL
Stairs to first floor. Storage area. Door to cloakroom, living room, kitchen and dining room. Tiled floor. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Part tiled walls.

LIVING ROOM
13'1" x 11'7" (4.0 x 3.55)
Double glazed window and door to front. Tiled flooring. Skimmed ceiling. Inset lighting. Coving.

KITCHEN/DINING ROOM
17'10" x 9'8" (5.44 x 2.96)
Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in double oven, four ring hob and extractor. Plumbing for dishwasher. Space for fridge freezer. Tiled flooring. Breakfast bar. Radiator. Coving to skimmed ceiling with inset lighting. Double glazed window and door to rear. Understairs storage cupboard housing plumbing for washing machine.

FIRST FLOOR LANDING
Doors to upstairs rooms. Airing cupboard. Storage cupboard.

BEDROOM ONE
11'1" x 13'1" (3.40 x 4.0)
Double glazed window to front. Radiator.

BEDROOM TWO
11'4" x 9'11" (3.47 x 3.03)
Double glazed window to rear. Radiator. Coving to textured ceiling.

BEDROOM THREE
10'1" x 6'3" (3.09 x 1.91)
Double glazed window to front. Radiator. Coving to textured ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled flooring. Part tiled walls. Frosted double glazed window to rear.

REAR GARDEN
Enclosed and laid mainly to shingle with decking area. Brick and fence surround. Gated rear access.

FRONT GARDEN
Laid to lawn and driveway.

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.









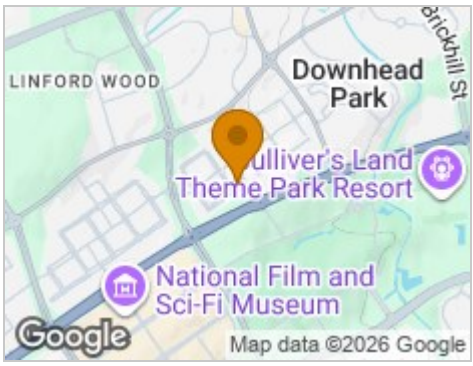
Road Map



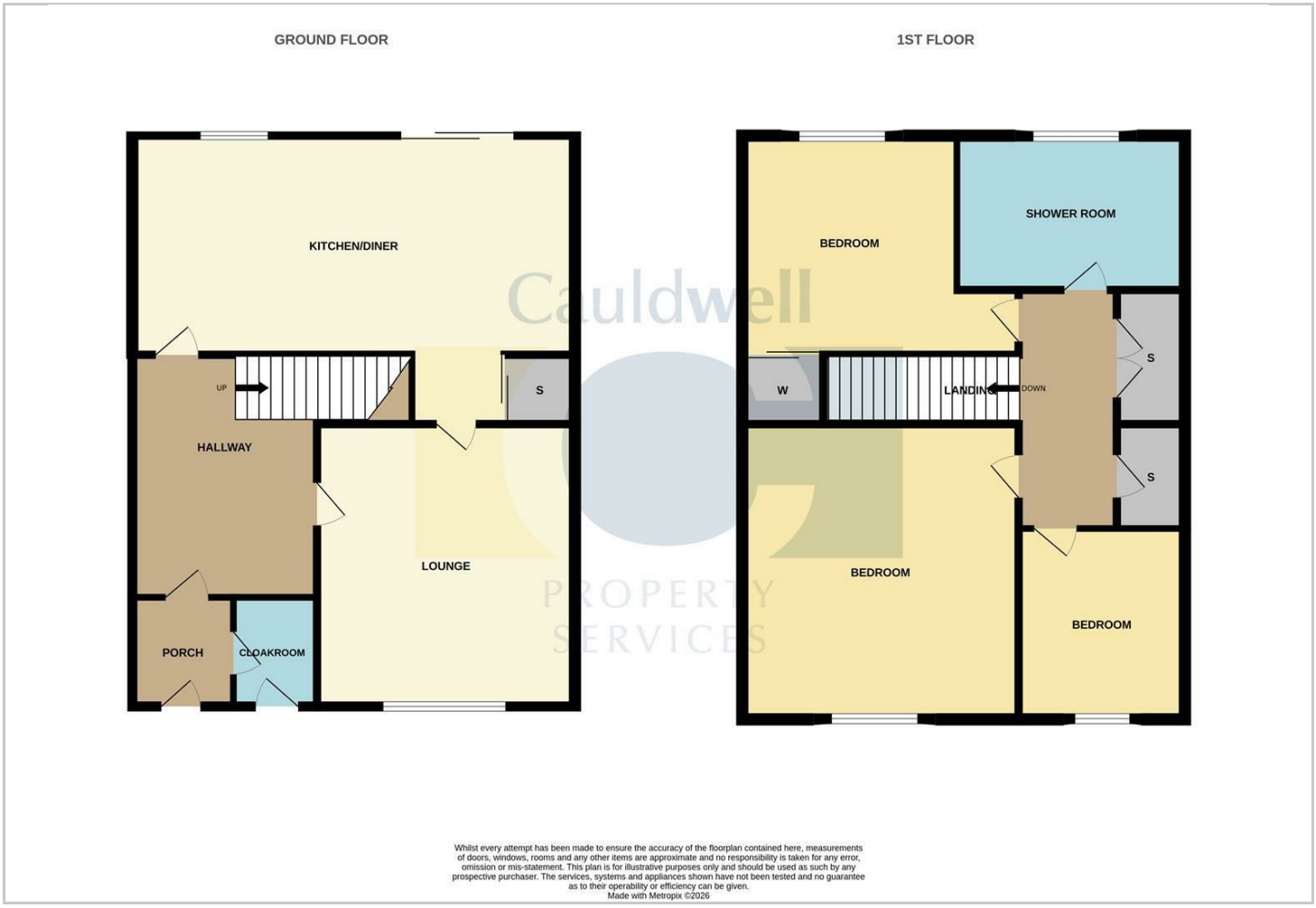
Hybrid Map



Terrain Map



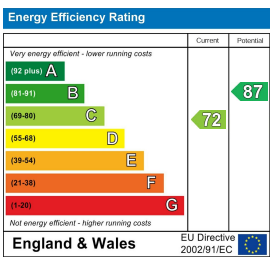
Floor Plan



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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