



# Cauldwell

PROPERTY SERVICES



**9 Murrey Close, Milton Keynes, MK5 7EH**

**£339,995**

Cauldwell are delighted to offer for sale this three-bedroom end of terrace home, positioned within a quiet cul-de-sac on the sought-after location. The well-proportioned accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear gardens as well as off-road parking.

Council tax band: C

Energy rating: C

## **ENTRANCE HALL**

Stairs to first floor. Radiator.

## **LIVING ROOM 15'7" x 11'3" (4.76 x 3.43)**

Double glazed window to front. Radiator. Door to kitchen/dining room

## **KITCHEN/DINING ROOM 14'6" x 9'1" (4.44 x 2.78)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in oven, hob and extractor. Plumbing for washing machine. Space for fridge freezer. Double glazed window and door rear. Understairs storage cupboard.

## **FIRST FLOOR LANDING**

Doors to all rooms. Storage cupboard and airing cupboard housing water tank.

## **BEDROOM ONE 13'8" x 8'9" (4.17 x 2.68)**

Double glazed window to front aspect. Radiator. Built in cupboard.

## **BEDROOM TWO 9'6" x 8'0" (2.90 x 2.46)**

Double glazed window to the rear aspect. Radiator.

## **BEDROOM THREE 6'1" x 7'3" (1.86 x 2.22)**

Double glaze window to the front aspect. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled walls. Frosted double glazed window to rear. Heated towel rail.

## **REAR GARDEN**

Enclosed rear garden laid mainly laid to lawn patio area. Wooden fence surround with gated side access.

## **DRIVEWAY**

Driveway parking for two vehicles.

All measurements are approximate. 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.

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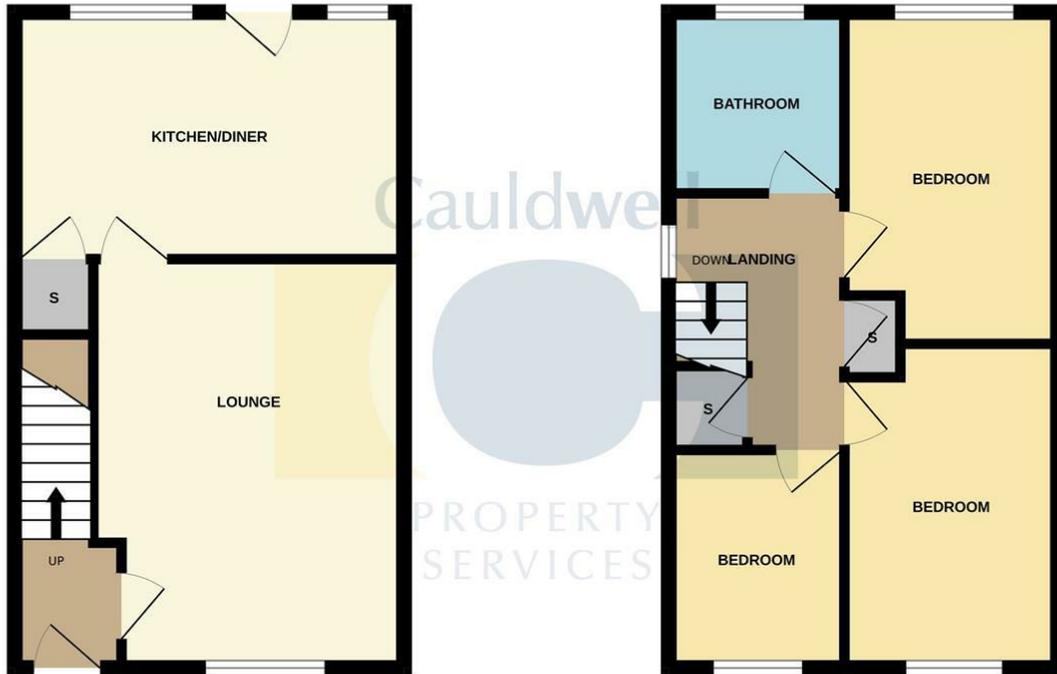
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

# Floor Plan

GROUND FLOOR

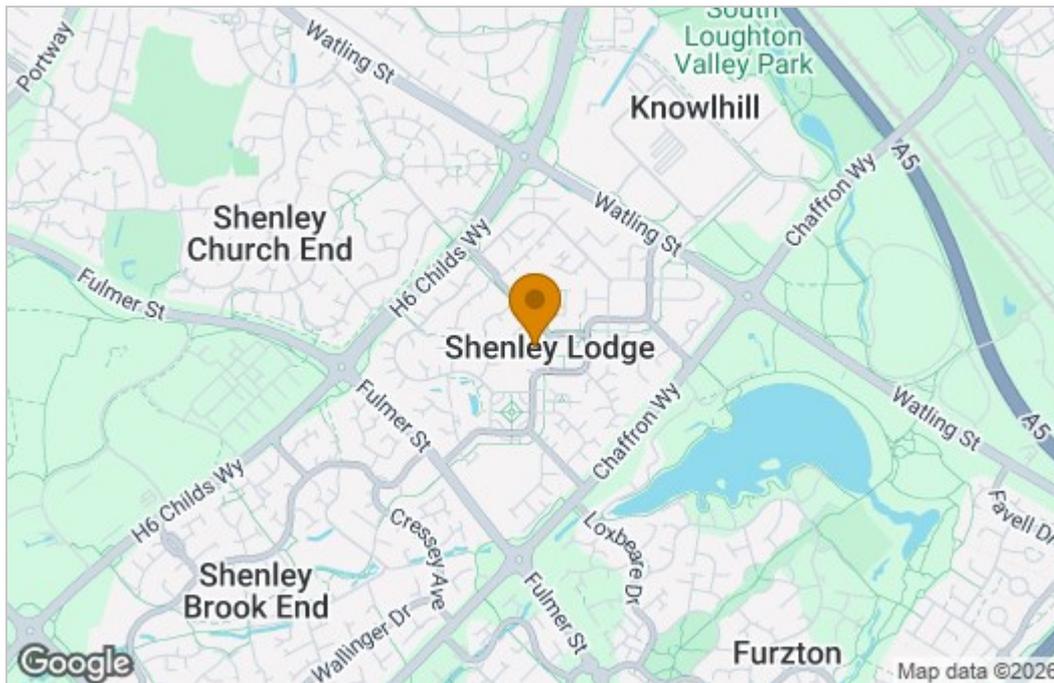
1ST FLOOR



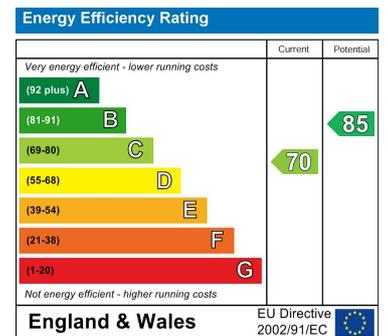
TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

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.  
Made with Metropix 62025

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.