



Cauldwell

PROPERTY SERVICES



30 Shepperds Green

Shenley Church End, Milton Keynes, MK5 6DA

£350,000



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ENTRANCE PORCH

Composite double glazed door to front. Double glazed window to side. Door to living room.

LIVING ROOM

14'8" x 13'3" (4.48 x 4.06)

Double glazed window to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Television point. Internet point. Air conditioning unit.

KITCHEN/DINING ROOM

14'6" x 11'1" (4.44 x 3.40)

Double glazed window and door to rear. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven, fitted microwave, four ring gas hob and extractor hood. Plumbing for washing machine. Space for American style fridge freezer. Breakfast bar seating area. Integral dishwasher. Wall mounted boiler. Tiled flooring.

FIRST FLOOR LANDING

Stairs from living room. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE

12'3" x 7'11" (3.75 x 2.42)

Double glazed window to front. Radiator. Built in wardrobes. Air conditioning unit.

BEDROOM TWO

9'8" x 7'4" (2.96 x 2.25)

Double glazed window to rear Radiator.

BEDROOM THREE

8'10" x 6'5" (2.70 x 1.97)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to rear. P shaped bath with mains shower and screen, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Tiled walls and flooring.

FRONT GARDEN

Low maintenance paved front garden.

REAR GARDEN

Laid to lawn with rear width decking area and steps to shingle area and patio.

GARAGE AND PARKING

Up and over door to front. Eaves storage. Driveway parking 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



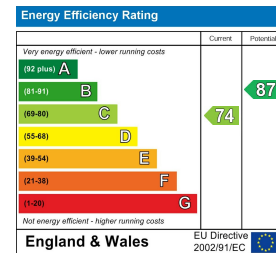
Floor Plan



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



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