Cauldwell

PROPERTY SERVICES

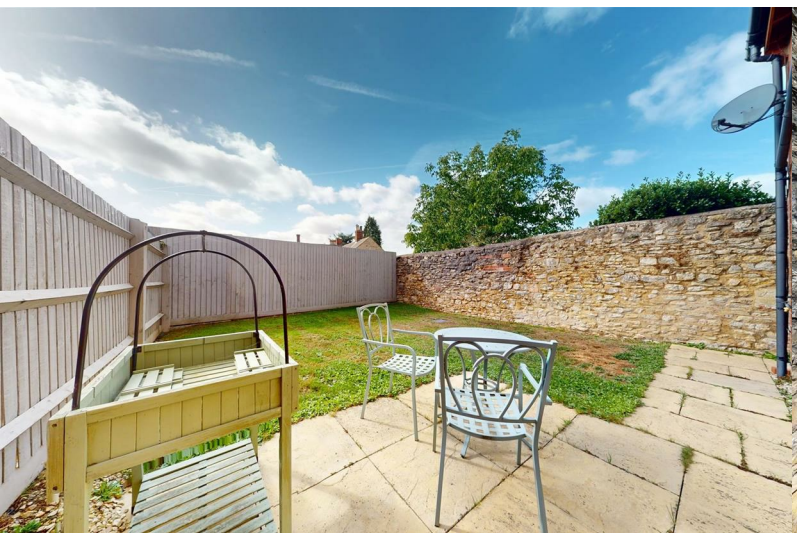


6 Tyrell Close

Castlethorpe, Milton Keynes, MK19 7EX

£415,000

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ENTRANCE
Entrance through solid wood front door into entrance hall. Radiator. Stairs to first floor landing with under stair storage cupboard. Wood flooring.

CLOAKROOM
Two piece suite. Low level wc, wash hand basin with mixer tap. Heated towel rail. Extractor fan. LED lighting. Tiled flooring.

KITCHEN
12'7" x 7'7" (3.84 x 2.33)
Double glazed window to the front. Kitchen fitted with a range of wall and base units and work surfaces. NEFF electric oven, four ring NEFF gas hob and NEFF extractor over. Integrated dish washer. Plumbing for washing machine. Space for fridge freezer. Under cupboard lighting. LED lighting. Radiator. Wall mounted central heating boiler. Tiled floor.

LIVING/DINING ROOM
18'11" x 14'9" (5.78 x 4.52)
Double glazed bi-folding doors to the rear. Two radiators. TV connection points.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to the front. Airing cupboard.

BEDROOM ONE
15'8" x 8'11" (4.79 x 2.73)
Double glazed window to the rear. TV connection point. Radiator. Access to boarded loft via built in loft ladder.

BEDROOM TWO
12'3" x 8'11" (3.74 x 2.74)
Double glazed window to the rear. Radiator. TV connection point. Fitted wardrobes.

BEDROOM THREE
9'2" x 7'7" (2.80 x 2.33)
Double glazed Velux window to the front with fitted black out blind. Radiator. Internet connection point.

FAMILY BATHROOM
11'1" x 5'4" (3.39 x 1.65)
Maximum measurements into shower recess. Bath with mixer tap and shower attachment. Tiled shower cubicle with wall mounted mains shower. Hand wash basin with mixer tap. Low level wc, wall mounted medicine cabinet. Heated towel rail. Extractor fan. LED lighting. Tiled floor.

FRONT
Allocated parking for two cars.

REAR GARDEN
Mainly laid to lawn. Patio area. Feature exposed stone wall,. Gated access to the front. Gated access to the front. Lighting. 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.

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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.

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



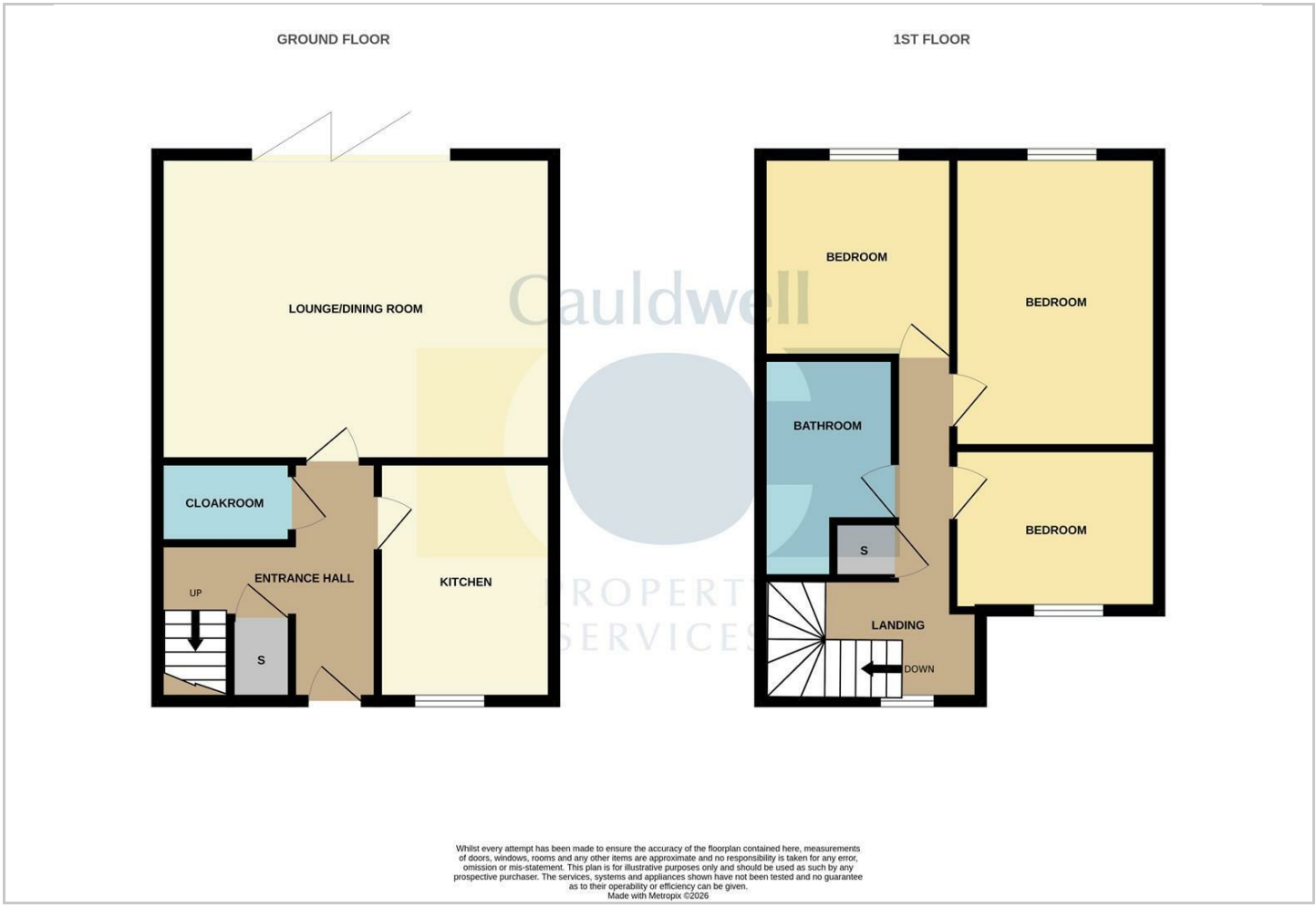
Hybrid Map



Terrain Map



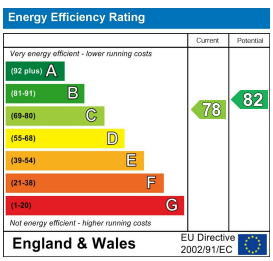
Floor Plan



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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