



Cauldwell

PROPERTY SERVICES



44 Fortescue Drive

Shenley Church End, Milton Keynes, MK5 6AU

£325,000



44 Fortescue Drive

Shenley Church End, Milton Keynes, MK5 6AU

£325,000



ENTRANCE

Entrance though front door into entrance hall area. Stairs to first floor. Leading to the kitchen and living/dining room.

LIVING/DINING ROOM

Sliding double glazed door to the rear. Wood effect flooring. Radiator.

KITCHEN

Double glazed window to the front. Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Built in oven with with gas hob. Plumbing for washing machine, space for fridge freezer. Splash back tiles.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom and storage cupboard.

BEDROOM ONE

Double glazed window to the front aspect. Three door fitted wardrobe. Radiator.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator.

BEDROOM THREE

Double glazed window to the rear aspect. Radiator.

BATHROOM

Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc, wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to the side aspect.

FRONT

Gated front garden. Driveway leading to single garage.

GARAGE

Single garage with up and over door.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence panel surround.

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.

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.

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



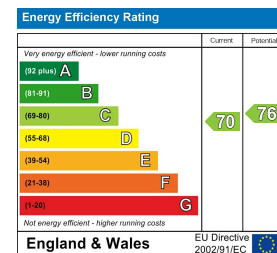
Floor Plan



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