Cauldwell

PROPERTY SERVICES

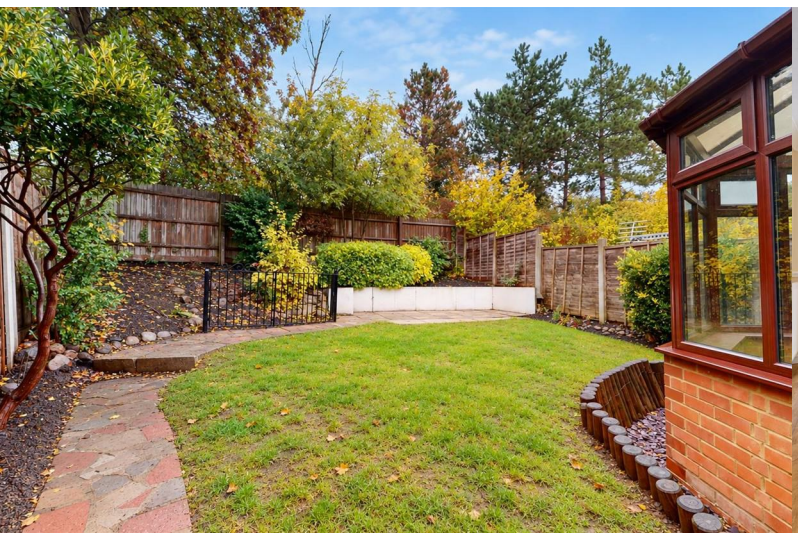


31 Wellfield Court

Willen, Milton Keynes, MK15 9HL

£335,000

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ENTRANCE HALL
UPVC double glazed door to front. Door to living/dining room and cloakroom.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring.

LIVING/DINING ROOM
19'6" x 10'0" max (5.96 x 3.06 max)
Double glazed patio doors to rear. Two radiators. Internet and tv point. Wall lights. Stairs to first floor landing.

CONSERVATORY
10'2" x 8'10" (3.11 x 2.70)
Double glazed windows to sides and rear. Double glazed French doors to side, Tiled flooring Wall lights, Ceiling light. Power.

KITCHEN
8'7" x 8'2" (2.63 x 2.49)
Double glazed window to rear, Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Gas oven and four ring gas hob,. Central heating boiler. Plumbing for washing machine. Integral dishwasher and fridge freezer.

FIRST FLOOR LANDING
Stairs from living room. Access to part boarded loft space Airing cupboard.

BEDROOM ONE
13'5" x 10'4" max (4.11 x 3.15 max)
Double glazed window to front. Radiator. Television point

BEDROOM TWO
9'1" x 9'5" (2.78 x 2.88)
Double glazed window to rear. Radiator.

BEDROOM THREE
8'6" x 8'11" max (2.61 x 2.73 max)
Double glazed window to rear. Radiator,.

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with mains shower and screen. wash hand basin and close coupled wc. Heated towel rail. Shaver point. Extractor fan. Fitted mirror. Tiled flooring.

FRONT GARDEN
Hardstanding and paved driveway parking for two vehicles.

GARAGE
Up and over door to front. Power and light.

REAR GARDEN
Mainly laid to lawn with two patio areas. Raised flower beds with mature trees and plants. Outside tap and power.

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



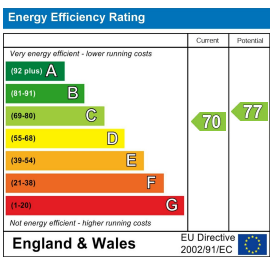
Floor Plan



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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