Cauldwell
PROPERTY SERVICES



7 Dorchester Avenue

Bletchley, Milton Keynes, MK3 6PQ

£315,000

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ENTRANCE HALL
Double glazed door and window to front. Vertical radiator. Stairs to first floor landing. Double doors to kitchen/dining room.

KITCHEN/DINING ROOM
16'10" x 9'1" max (5.14 x 2.78 max)
Double glazed window and door to rear. Fitted wall and base units with worksurfaces. Gas oven. One and half bowl sink and engraved drainer unit. Space for under counter fridge and freezer. Plumbing for washing machine. Understairs storage cupboard Vertical radiator. Central heating boiler.

LIVING ROOM
20'11" x 10'5" (6.38 x 3.19)
Double glazed window to front. Double glazed patio doors to rear. Television point Internet point. Two radiators.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to part boarded loft space. Airing cupboard. Storage cupboard.

BEDROOM ONE
12'0" x 10'5" (3.66 x 3.20)
Double glazed window to front. Overstairs storage cupboard. Radiator.

BEDROOM TWO
8'7" x 10'6" max (2.64 x 3.21 max)
Double glazed window to rear. Built in wardrobe. Radiator.

BEDROOM THREE
12'0" x 5'11" (3.66 x 1.82)
Double glazed window to front. Radiator.

BATHROOM
Double glazed obscure window to rear. Modern fitted suite comprising bath with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

FRONT GARDEN
Block paved driveway parking for two vehicles. Hardstanding shared driveway leading to garage.

GARAGE
Up and over door to front, Personal door to rear garden.

REAR GARDEN
Laid to lawn with rear width patio area. Flower beds. Timber storage shed. Gated access to rear.

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

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.

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.









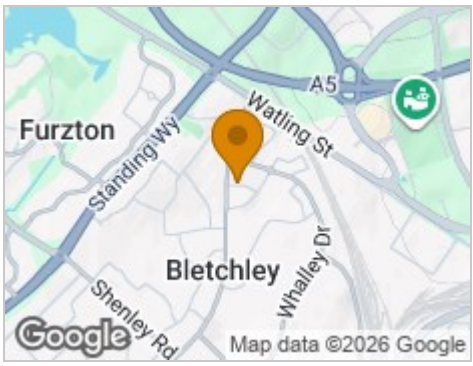
Road Map



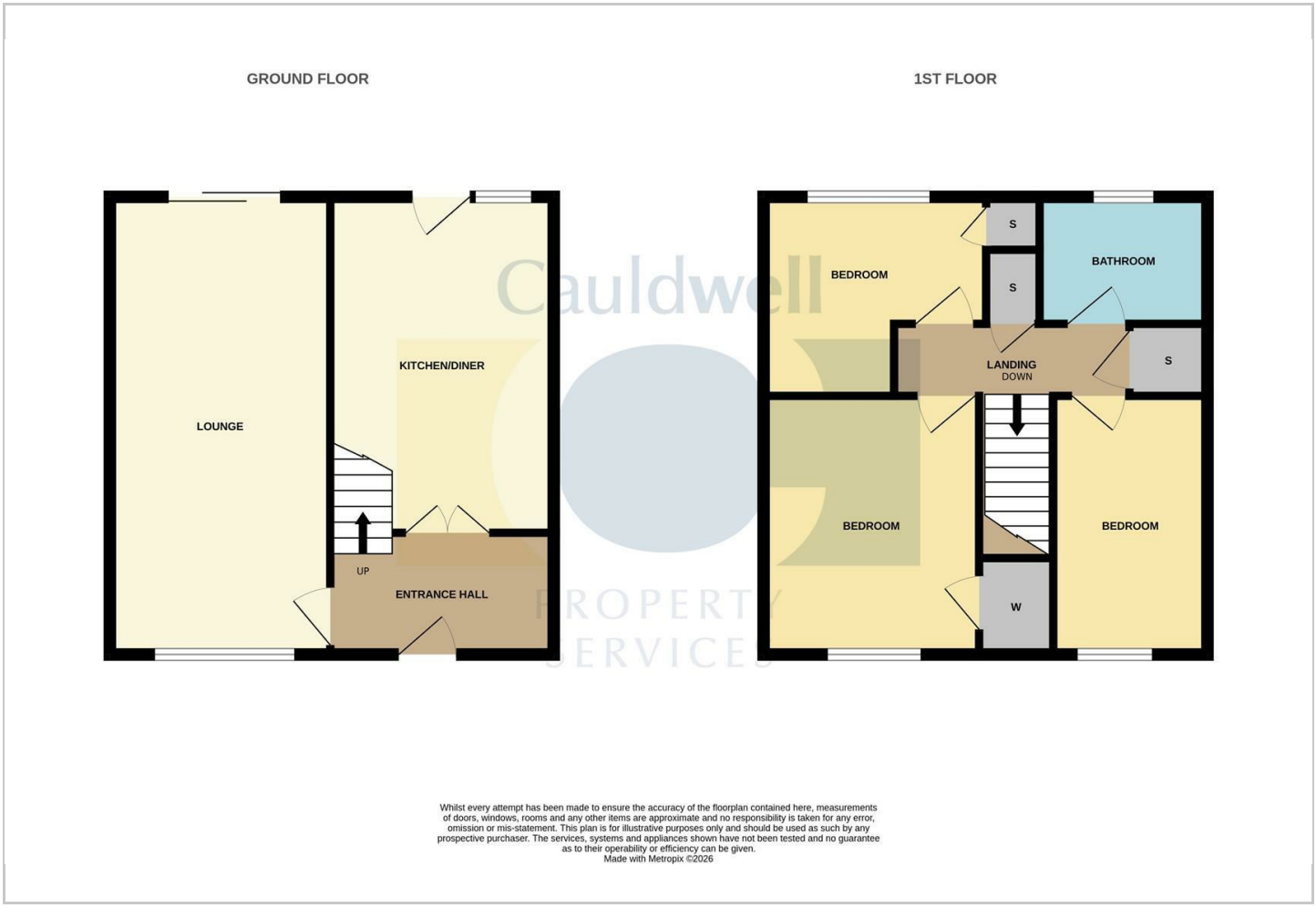
Hybrid Map



Terrain Map



Floor Plan

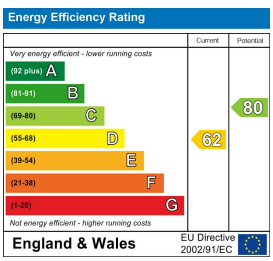


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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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