Cauldwell

PROPERTY SERVICES

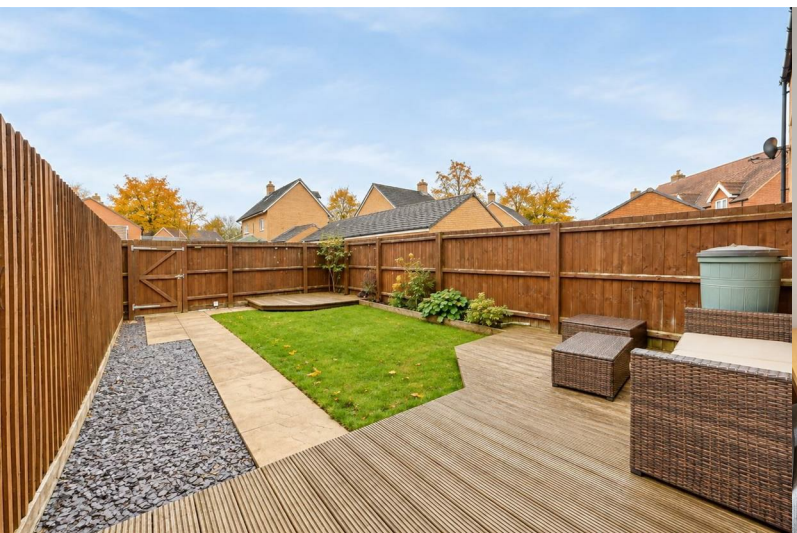


12 Thillans

Cranfield, Bedford, MK43 0FZ

£325,000

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ENTRANCE
Entrance through composite double glazed door to the front. Stairs to first floor landing, under stair storage with three individual pop out storage cases. Radiator.

CLOAKROOM
Two piece suite. Low level wc, wash hand basin. Radiator. Extractor fan. Radiator.

KITCHEN/DINING ROOM
14'7" x 9'1" (4.47 x 2.79)
Modern fitter range of wall and base units with granite work surfaces, granite upstands and splashbacks. Granite encased sink with mixer tap. Electric oven, four ring gas hob with extractor over. Space for fridge freezer. Plumbing for washing machine, plumbing for dishwasher. Space for tumble dryer. Radiator. LED lighting, fibre internet connection points. Under cupboard lighting. Double glazed window to the front.

LIVING ROOM
11'1" x 16'2" (3.39 x 4.95)
Double glazed window to the rear. Double glazed French doors to the rear. Feature panelled wall. TV connection points. Two radiators.

FIRST FLOOR LANDING
Stairs from entrance hall. Loft access. Airing cupboard housing combination boiler.

BEDROOM ONE
13'5" x 8'5" (4.09 x 2.58)
Double glazed window to the front. Radiator. Fitted wardrobes in recess area and shelved storage. Radiator. Door to en-suite.

ENSUITE
Frosted double glazed window to the front. Double shower cubicle with mains shower. Hand was basin, low level wc. Radiator. Extractor fan.

BEDROOM TWO
10'10" x 8'11" (3.31 x 2.73)
Double glazed window to rear. Radiator.

BEDROOM THREE
8'1" x 7'0" (2.48 x 2.15)
Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Three piece suite. Bath with electric shower and fitted shower glass screen. Wash hand basin with mixer tap. Low level wc. Wall mounted mirror with colour changing LED lights. Extractor fan. Radiator.

FRONT
Small garden area.

REAR GARDEN
Enclosed rear width garden laid mainly to lawn. Rear width decking area. Flower beds and borders. Secondary decking area. Gated access to rear.

GARAGE AND PARKING
Garage to rear with up and over door parking for approximately three vehicles. to the 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.

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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.

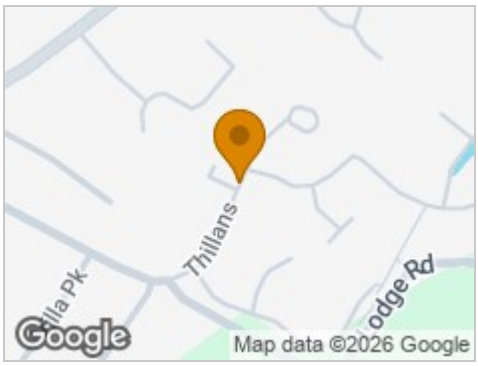








Road Map



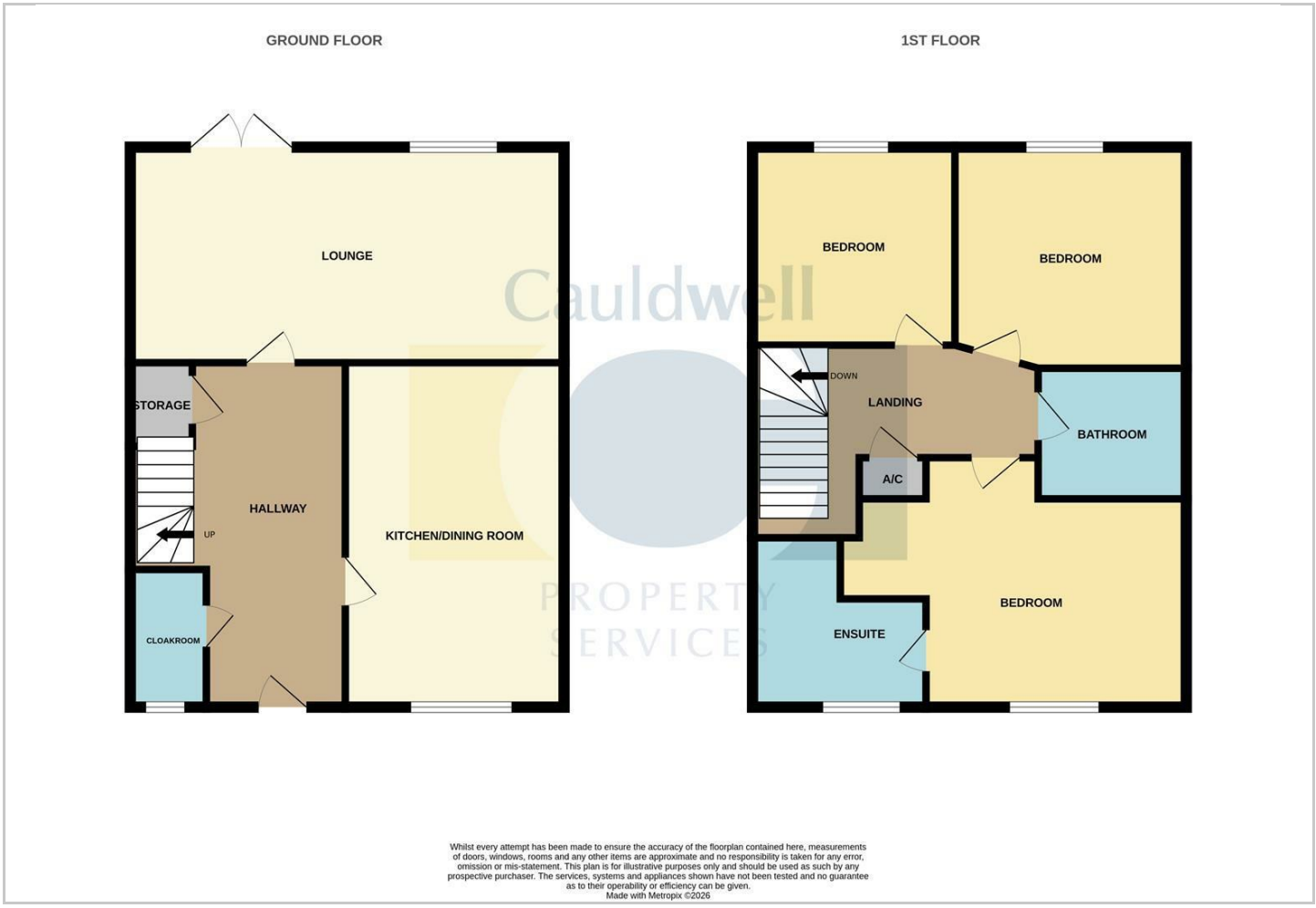
Hybrid Map



Terrain Map



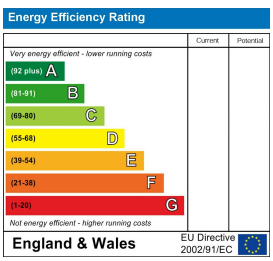
Floor Plan



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



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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