Cauldwell

PROPERTY SERVICES

8 Tredington Grove

Caldecotte, Milton Keynes, MK7 8LR

Offers In The Region Of £400,000

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ENTRANCE HALL

Composite door to front Stairs to first floor landing Vertical radiator. Feature panelled walls. Door to living room.

LIVING ROOM

13'0" x 11'6" (3.98 x 3.51)

Double glazed box bay window to front. Radiator. Television point. Feature panelled walls. Arch to kitchen/dining room.

KITCHEN/DINING ROOM

14'11" x 11'3" (4.56 x 3.43)

Double glazed patio doors and window to rear. Fitted with a modern range of wall and base units with worksurfaces incorporating sink drainer and mixer with soap dispenser. Electric oven and hob with extractor hood over. Fitted microwave. Integral fridge freezer. dishwasher and washer dryer. Breakfast bar seating area. Panelled splash backs and walling. Understairs storage cupboard. Double glazed door to side.

FIRST FLOOR LANDING

Stairs from entrance hall. Storage cupboard. Access to loft space housing boiler.

BEDROOM ONE

14'11" x 8'3" (4.55 x 2.54)

max into wardrobe recess

Double glazed window to front. Radiator. Built in wardrobes with mirrored sliding doors.

BEDROOM TWO

9'8" x 8'8" (2.96 x 2.66)

Double glazed window to rear. Radiator. Fitted wardrobes with mirrored sliding doors.

BEDROOM THREE

9'10" x 5'11" (3.00 x 1.82)

Double glazed window to rear. Radiator. Fitted wardrobes.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with electric shower and screen. wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Lit mirror.

FRONT GARDEN

Porcelain patio paved garden with decorative composite fencing to front and side. Hardstanding driveway leading to garage.

GARAGE

Up and over door to front. Power and light. Double glazed personal door to rear garden.

REAR GARDEN

Mainly laid to porcelain patio area. Aluminum awning with remote controlled blinds. Outside tap. Gated access to front. Power and water point. Composite fencing with LED solar lighting.

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

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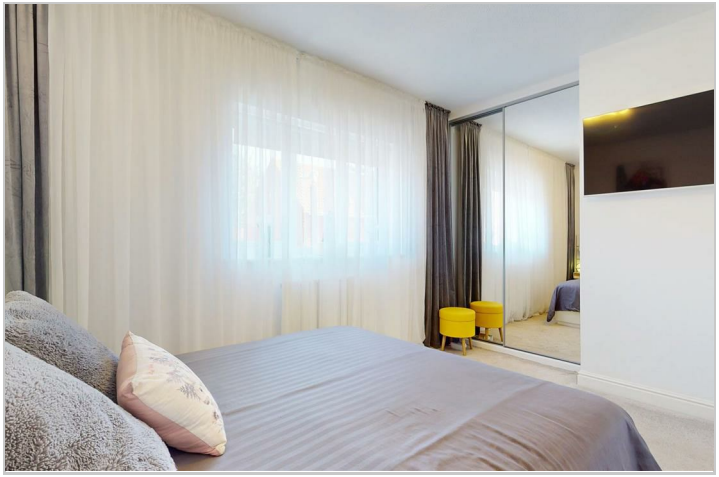
minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 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.

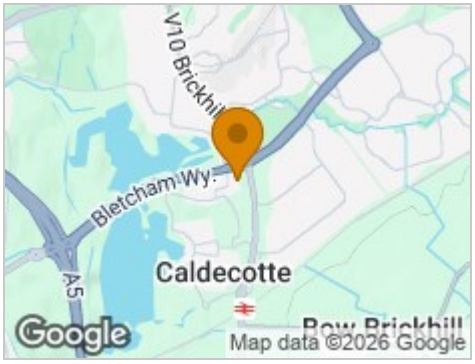
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



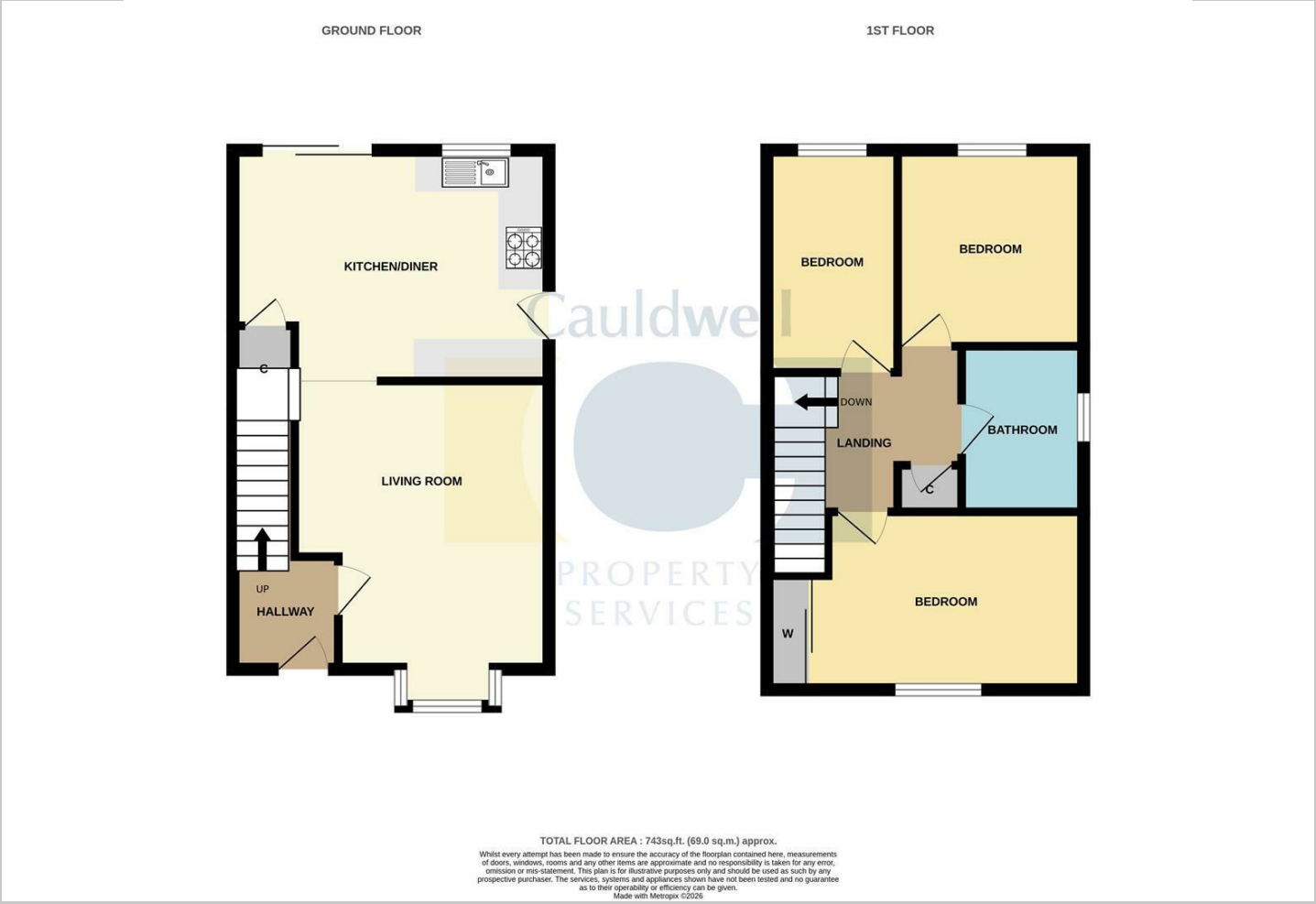
Road Map

Hybrid Map

Terrain Map



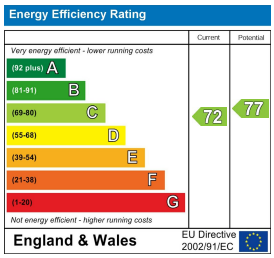
Floor Plan



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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