Cauldwell

PROPERTY SERVICES



19 Llewellyn Chase

Old Wolverton, Milton Keynes, MK12 5GA

£240,000

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ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing. Door to bedroom three/studio space.

BEDROOM THREE/STUDIO
10'8" x 9'5" min (3.27 x 2.88 min)
Double glazed French doors to rear. Storage cupboard. Electric fireplace.

KITCHENETTE
Wall and base units. Worksurface. Integral fridge. Sink unit. Door to ensuite.

ENSUITE
Double glazed obscure window to front. Double shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Extractor fan. Heated towel rail.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear. Radiator. Storage cupboard housing plumbing for washing machine. Access to part boarded loft space.

LIVING/DINING ROOM
20'2" x 10'10" (6.16 x 3.31)
Double glazed window to front. Two radiators. Television and internet points. Telephone point. Opening to kitchen.

KITCHEN
11'3" x 6'10" (3.44 x 2.10)
Double glazed window to rear. Fitted wall and base units with worksurfaces. Electric hob, oven and extractor hood,. Plumbing for dishwasher. Integral fridge freezer. Wall mounted combination boiler, Sink drainer with mixer tap.

BEDROOM ONE
16'9" x 9'8" (5.12 x 2.95)
Double glazed window to front. Radiator. Built in storage cupboard

BEDROOM TWO
10'3" x 7'7" (3.14 x 2.32)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Extractor fan. Radiator. Wall mounted cabinet.

PARKING
Off road parking for two cars on block paved allocated parking spaces.

OUTSIDE SPACE
The property has access to a private garden, that the owners have fenced, this is not included in the lease but no one else has access to it and the management company have agreed use.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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



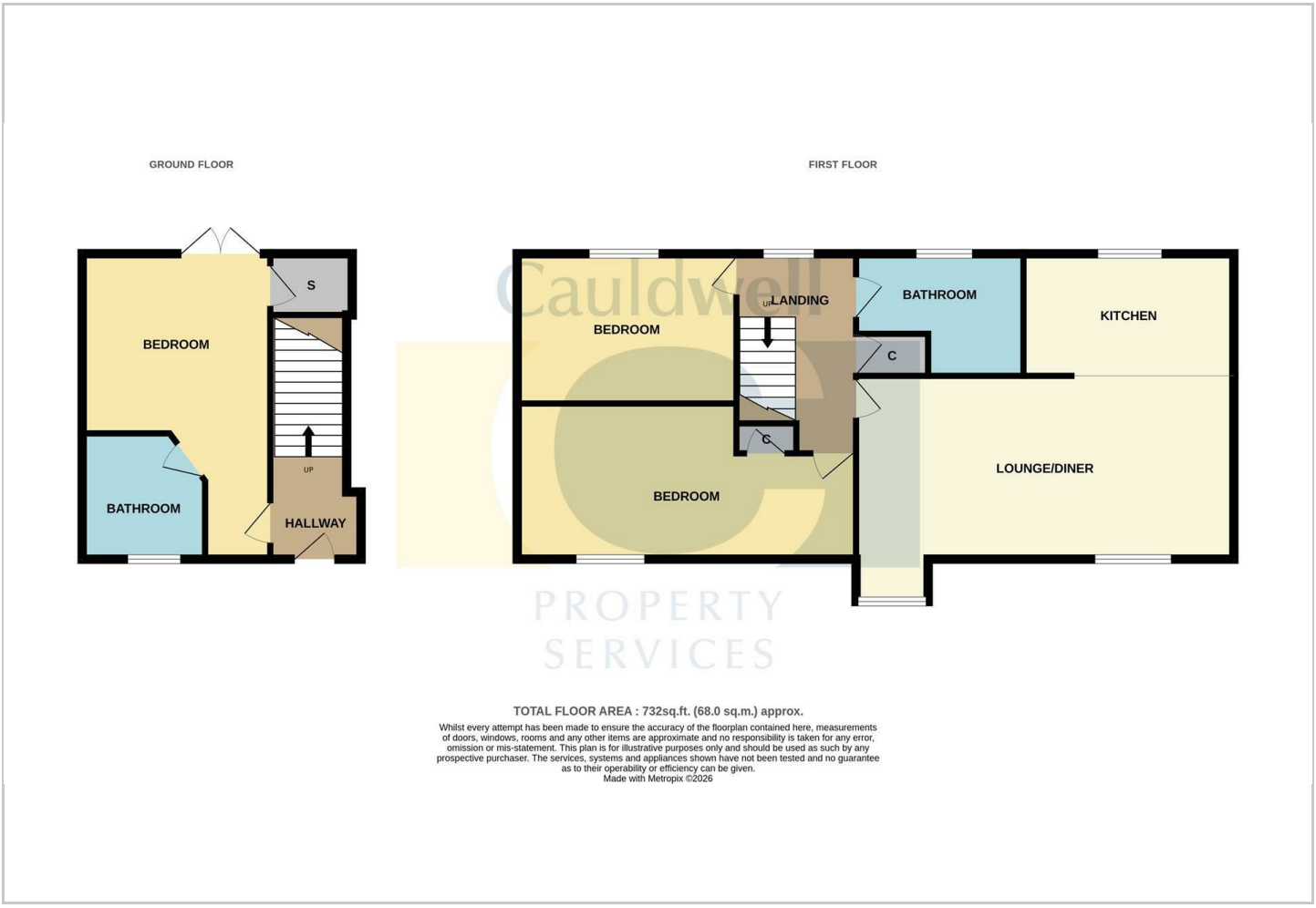
Hybrid Map



Terrain Map



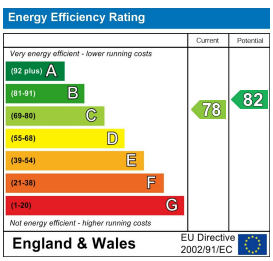
Floor Plan



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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