



# Cauldwell

PROPERTY SERVICES



## 108 Kirkstall Place

Oldbrook, Milton Keynes, MK6 2XB

£565,000



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## ENTRANCE HALL

Composite double glazed door and window to front. Stairs to first floor landing with understairs storage cupboard. Radiator.

## LIVING ROOM

19'10" x 15'6" (6.06 x 4.73)

Two double glazed windows to front. Two radiators. Electric fireplace. Television and internet points. French doors to dining room. Door to study.

## STUDY

8'3" x 8'2" (2.54 x 2.51)

Double glazed window to rear. Radiator. Access to loft space.

## KITCHEN/DINING/FAMILY/UTILITY

25'8" x 22'4" max (7.83 x 6.83 max)

Two double glazed windows to rear. Double glazed French doors to rear. Double glazed door to side. Modern re-fitted range of wall and base units with worksurfaces. Breakfast bar seating area. One and half bowl sink drainer and mixer tap. Electric oven, combi microwave oven, five ring gas hob and extractor hood. Integral fridge freezer and wine cooler. Bin drawer. Integral dishwasher and washing machine. Tiled splash backs. Two radiators.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Radiator. Access to loft space. Airing cupboard. Storage cupboard.

## BEDROOM ONE

10'7" x 10'7" (3.24 x 3.24)

Double glazed window to rear. Radiator. Built in wardrobe. Door to ensuite.

## ENSUITE

Double glazed window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring

## BEDROOM TWO

11'2" x 10'7" (3.42 x 3.23)

Double glazed window to front. Radiator. Built in wardrobe.

## BEDROOM THREE

8'7" x 7'3" (2.63 x 2.23)

Double glazed window to front. Radiator. Built in wardrobe.

## BEDROOM FOUR

8'7" x 7'7" (2.62 x 2.32)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over with glass screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring.

## FRONT GARDEN

Hardstanding and shingle stone driveway parking,. Hedge borders,.

## STORE GARAGE

Door to front. Power and light.

## REAR GARDEN

Rear width sandstone patio area. Artificial lawn. Mature flower beds. Wood chip play area. Outside tap. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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

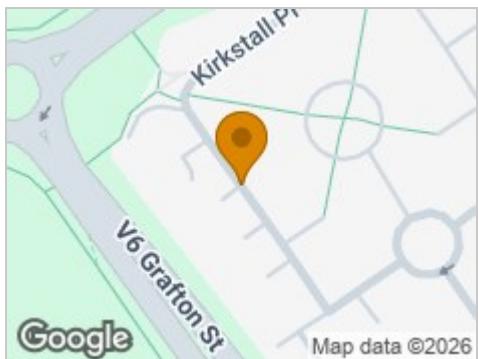
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



## Road Map



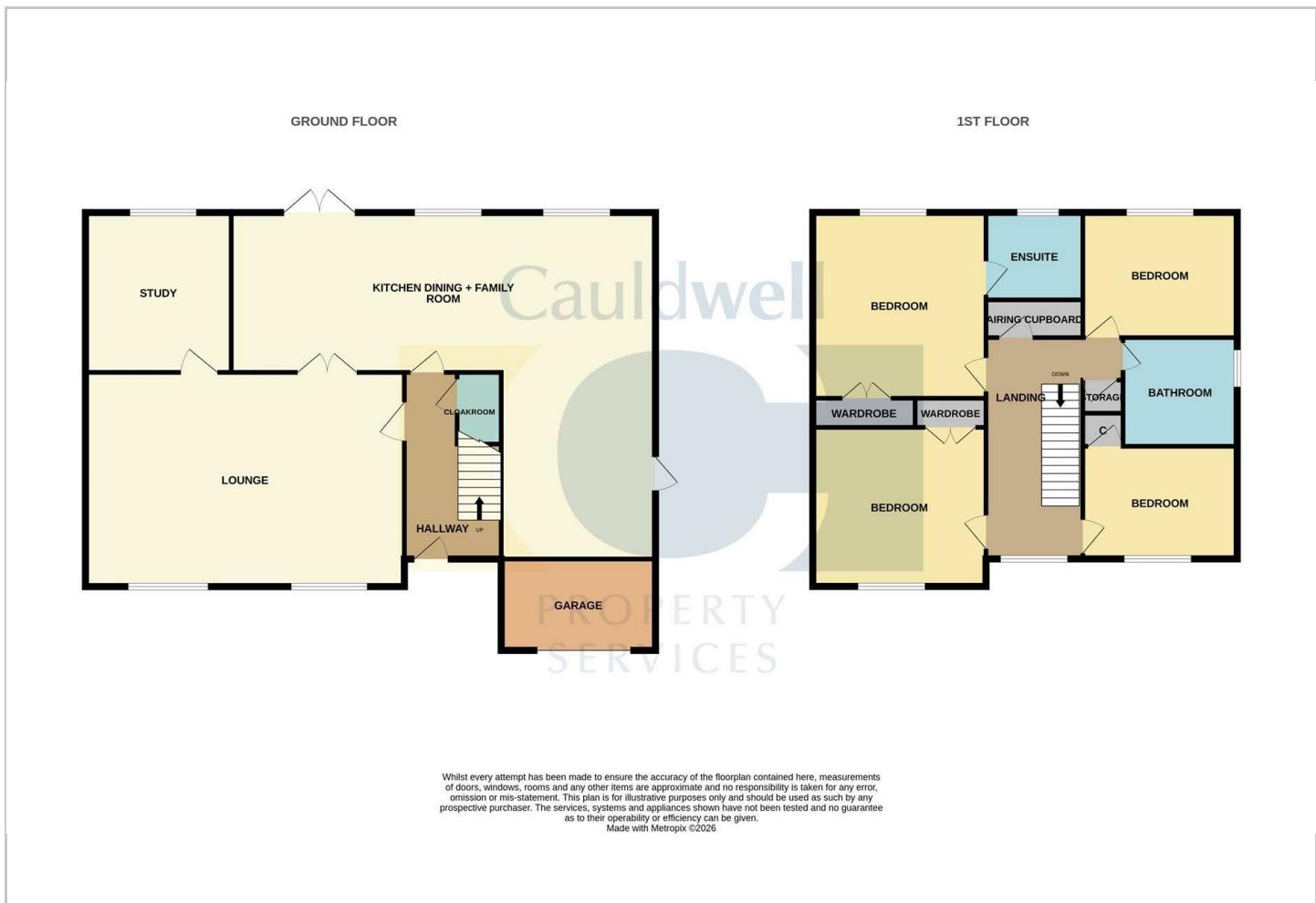
## Hybrid Map



## Terrain Map



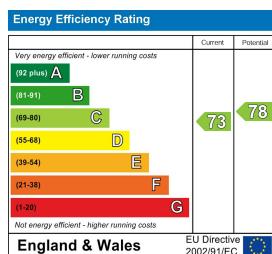
## Floor Plan



## 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



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