

Cauldwell

PROPERTY SERVICES



10 Beresford Close

, Emerson Valley, MK4 2HB

Offers Over £450,000



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ENTRANCE HALL

Doors to living room, kitchen/diner and cloakroom. Laminate flooring. Stairs to first floor. Telephone point. Radiator. Coving to ceiling.

LIVING ROOM

16'6" x 10'4" (5.04 x 3.15)

Double glazed window to front. Doors to conservatory. Electric feature fireplace and surround. Coving to skimmed ceiling. Television point Telephone point. Radiator.

CONSERVATORY

A brick Bill UPVC double glazed construction with a tile roof. Double glazed French doors to rear garden. Two sky light windows. Skimmed ceiling.

KITCHEN/DINER

16'6" x 9'4" (5.04 x 2.87)

Double glazed window to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink, electric oven and five ring hob and extractor fan. Splash back tiling. Integrated dishwasher, fridge and freezer. Tiled flooring. Coving to ceiling. Radiator. Arch to utility room.

UTILITY ROOM

5'10" x 4'9" (1.80 x 1.46)

Door to rear. Wall units. Worksurfaces. Splash back tiling. Plumbing for washing machine. Wall mounted boiler. Space for tumble dryer.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Laminate flooring. Extractor fan.

FIRST FLOOR LANDING

Double glazed window to rear. Doors to bedrooms and bathroom. Airing cupboard.

BEDROOM ONE

12'0" x 10'2" (3.67m x 3.11)

Double glazed window to front. Built in double wardrobe. Radiator. Door to ensuite.

ENSUITE

Double glazed window to front. Three piece suite comprising corner shower cubicle, low level wc and wash hand basin. Splash back tiling. Skimmed ceiling. Extractor fan.

BEDROOM TWO

10'6" x 9'6" (3.22 x 2.90)

Double glazed window to front. Radiator.

BEDROOM THREE

7'4" x 6'9" (2.25 x 2.07)

Double glazed window to rear. Loft access. Radiator

FAMILY BATHROOM

Three piece suite comprising panelled bath, low level wc and a wash hand basin. Radiator.

FRONT GARDEN

Mainly laid with shingle. Path to front door. Off road parking and EV charger point.

REAR GARDEN

Enclosed secluded rear garden with patio and lawn area. Wooden fence surround service door to the garage.

SINGLE GARAGE

Up and over door. Power and light. Part converted providing office space.

OFFICE SPACE

Part converted providing office space.

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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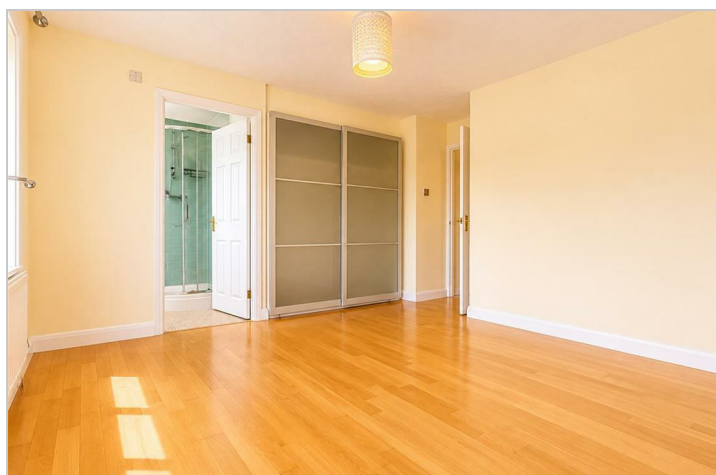
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

AREA INFORMATION

Emerson Valley is particularly renowned for its attractive parkland surroundings, extensive redway cyclepaths



Road Map



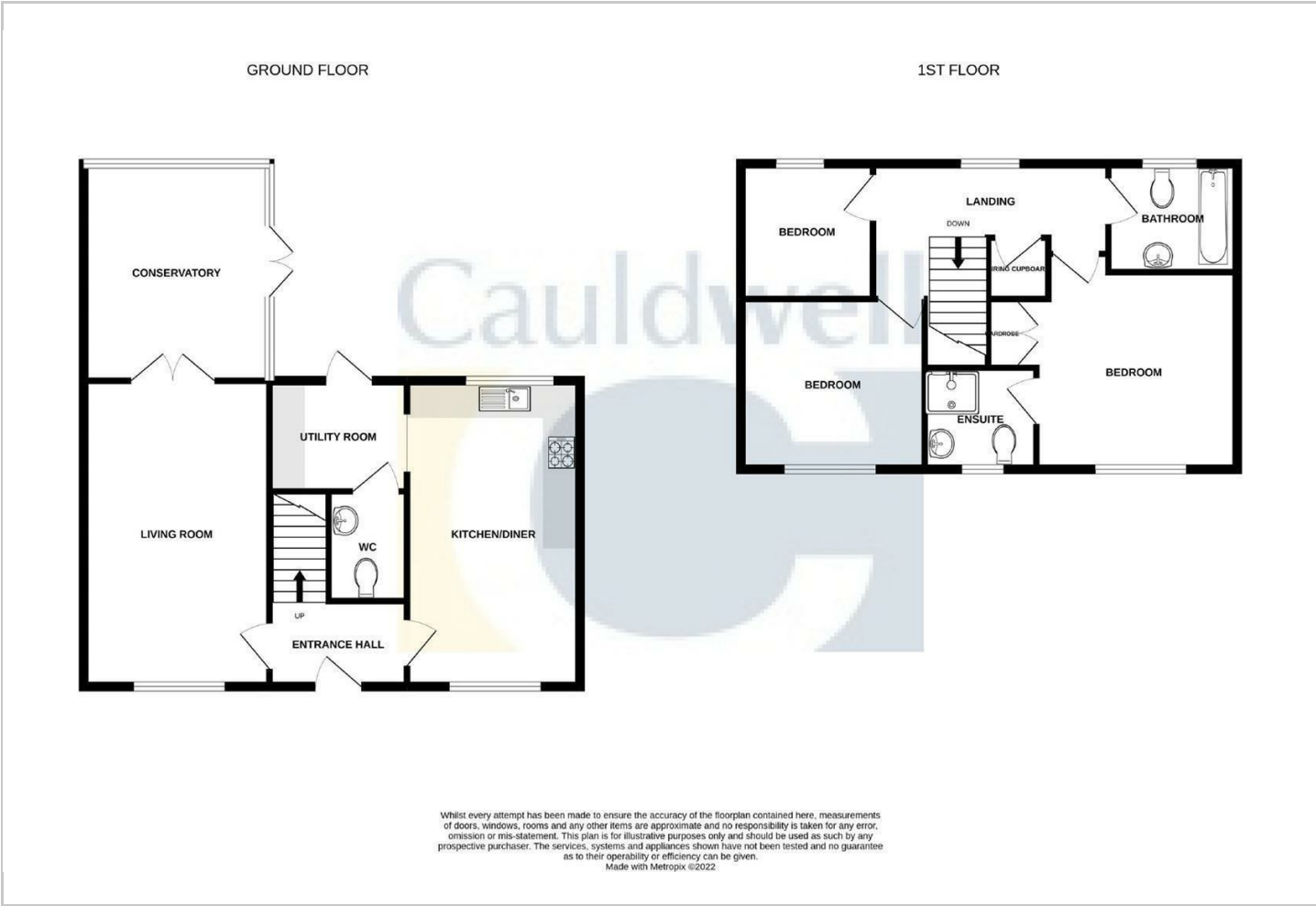
Hybrid Map



Terrain Map



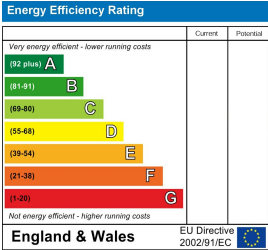
Floor Plan



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.