Cauldwell

PROPERTY SERVICES



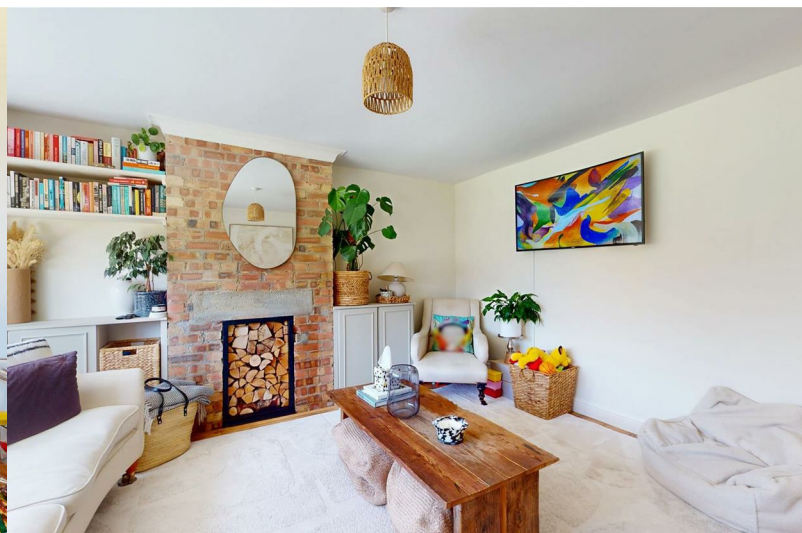
41 Kennet Drive

Bletchley, Milton Keynes, MK3 7BD

£275,000

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ENTRANCE HALL
UPVC double glazed window to front. Part panelled walls. Stairs to first floor landing. Fitted show storage. Door to living room.

LIVING ROOM
13'6" x 12'7" (4.12 x 3.86)
Double glazed window to front. Exposed fireplace and hearth with fitted storage to sides. Television and internet point. Understairs storage cupboard. Radiator. Fitted shelving. Door to dining room.

KITCHEN/DINING ROOM
15'10" x 7'6" (4.83 x 2.31)
Double glazed window to rear. Double glazed French doors to rear. Re-fitted range of wall and base units with Quartz worksurfaces incorporating sink drainer and boiler water feature. Electric oven, combi grill oven, four ring gas hob and extractor hood. Integral fridge freezer. Plumbing for washing machine. Vertical radiator. Fitted ottoman bench. LED lighting.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Part panelled walls. Access to part boarded loft space with combi boiler.

BEDROOM ONE
12'6" x 10'11" (3.83 x 3.34)
to wardrobes
Two double glazed windows to front. Two built in wardrobes Radiator.

BEDROOM TWO
10'4" x 9'3" (3.16 x 2.82)
Double glazed window to rear. Radiator. Feature wall panels. Storage cupboard with fitted shelving.

BATHROOM
Double glazed obscure window to rear. Three piece suite with gold style trimming comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring. Fitted shelving.

FRONT GARDEN
Laid to lawn.

REAR GARDEN
Laid to lawn with rear width decking area and raised patio with shingle border and sleeper edging. Two brick outbuildings. Rockery planted area.

OUTSIDE KITCHEN
Brick built barbecue with gas connection and cover roof, paving to flooring.

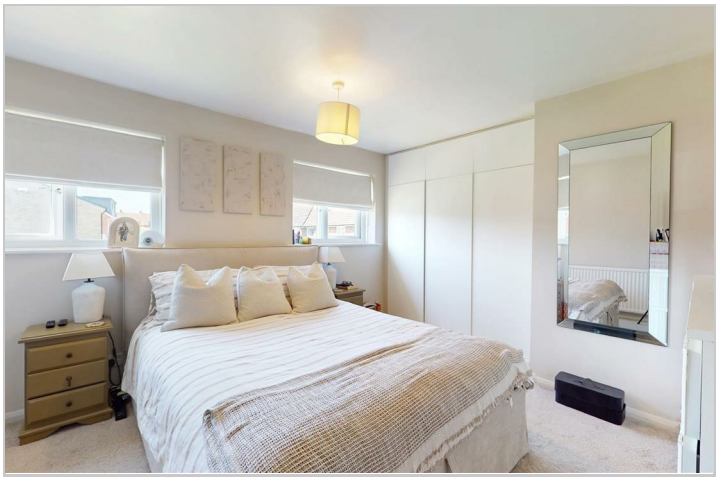
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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.









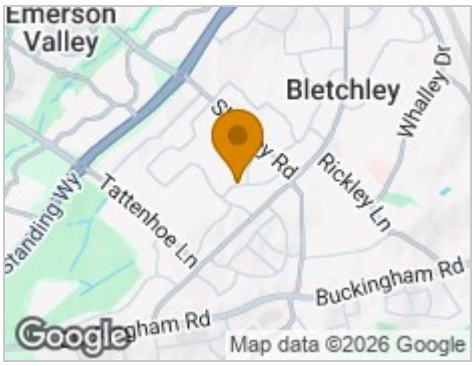
Road Map



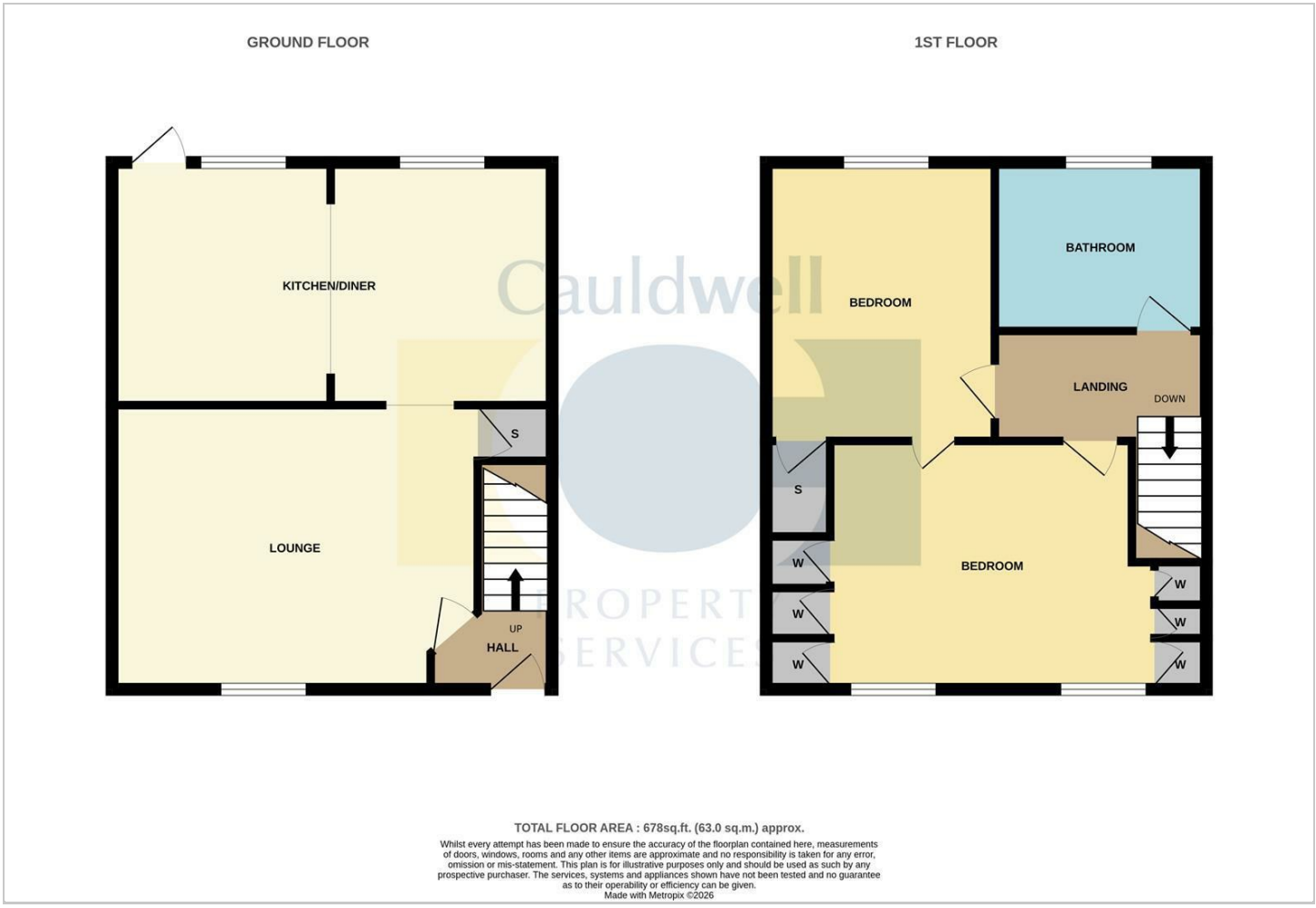
Hybrid Map



Terrain Map



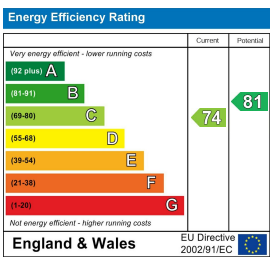
Floor Plan



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



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