



Cauldwell

PROPERTY SERVICES



27 Bingham Close

Emerson Valley, Milton Keynes, MK4 2AU

£310,000



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ENTRANCE HALL

Composite double glazed door to front. Vertical radiator. LVT flooring. Door way to living/dining room and kitchen.

KITCHEN

10'1" x 7'2" (3.09 x 2.20)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces. Stainless steel sink drainer and mixer tap. Electric oven, four ring gas hob and extractor hood. Space for fridge freezer. Plumbing for washing machine.

LIVING ROOM/DINING ROOM

14'5" x 13'8" (4.40 x 4.17)

Double glazed patio doors to rear. Radiator. Television point and internet point. Stairs to first floor.

FIRST FLOOR LANDING

Stairs from living room. Access to loft space. Airing cupboard housing combination boiler.

BEDROOM ONE

11'3" x 10'5" max (3.45 x 3.20 max)

Double glazed window to rear. Radiator. Over stairs storage cupboard.

BEDROOM TWO

10'4" x 6'10" (3.15 x 2.09)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Part tiled walls.

FRONT GARDEN

Artificial lawn. Driveway parking to side for two vehicles leading to garage.

GARAGE

Electric roller door to front. Power and light. Personal door to rear garden.

REAR GARDEN

Patio area with seating area, plants and flowers. Artificial lawn. Further Shingle seating area.

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.

Tel: 01908 304480

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.

6. Photography

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Road Map



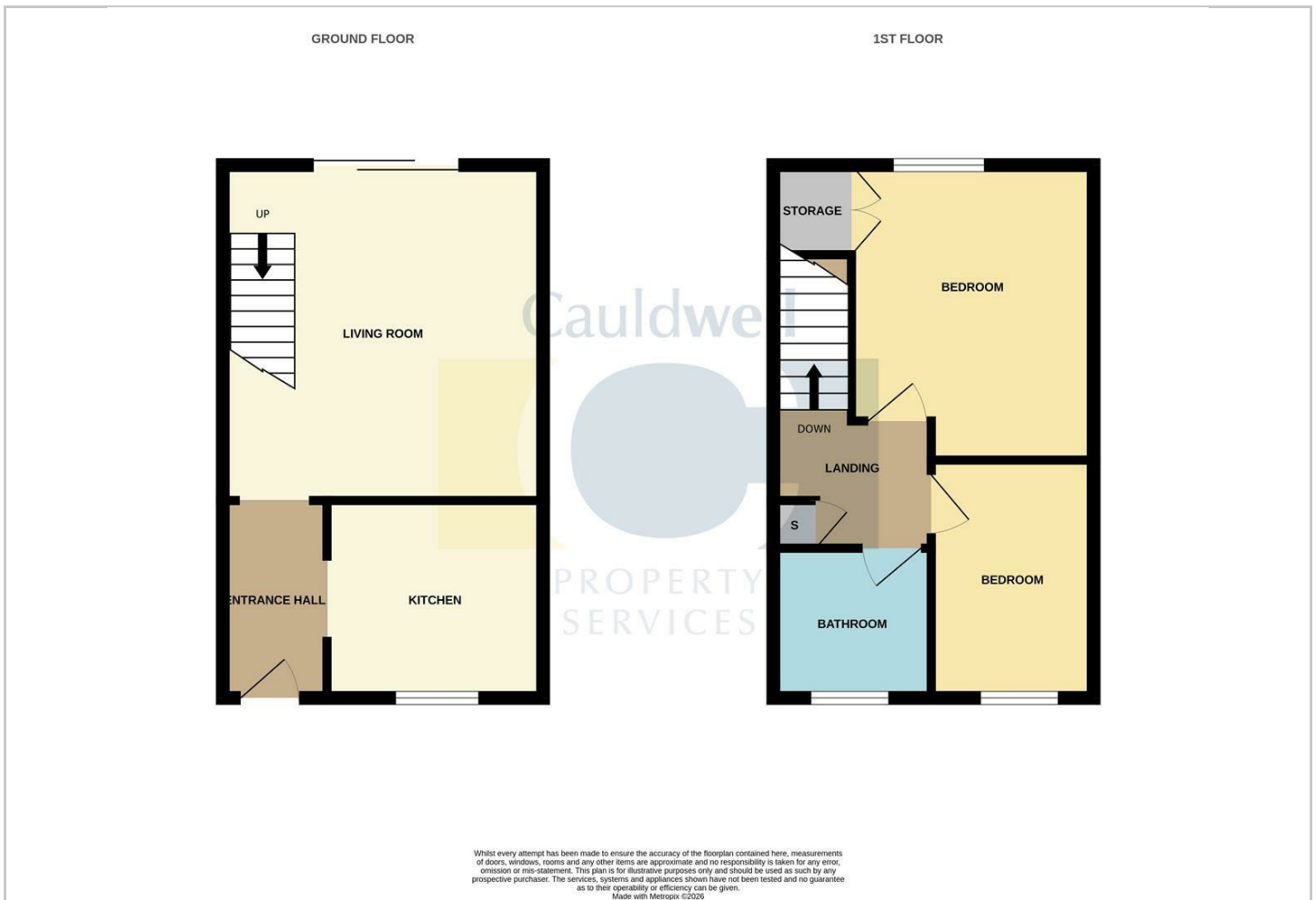
Hybrid Map



Terrain Map



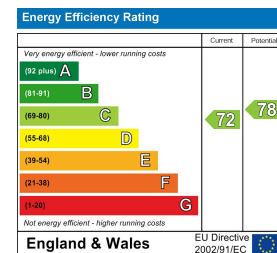
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.