

Cauldwell

PROPERTY SERVICES



178 Fen Street

Brooklands, Milton Keynes, MK10 7EU

£300,000



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ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing. Door to living room.

AGENTS NOTE

The property is offered for sale as a 100% ownership but as a discount of 30%. So you will pay 70% of the full market value and when you come to sell it you will need to sell it as 70%.

LIVING ROOM

16'0" x 13'10" (4.88 x 4.22)

Double glazed window to front. Radiator. Television and internet point. Air conditioning unit.

KITCHEN/DINING ROOM

15'0" x 12'4" (4.58 x 3.76)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces. Sink drainer unit. Electric oven and hob with extractor hood over. Integral dishwasher and washing machine. Under cupboard lighting. Part integral fridge freezer. Radiator. Tiled flooring. Understairs storage cupboard housing megaflo central heating system and hub for air pump. Door to rear lobby.

REAR LOBBY

Double glazed obscure door to rear. Radiator. Tiled flooring. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator.

BEDROOM ONE

12'11" x 10'3" (3.96 x 3.14)

Double glazed window to front. Radiator. Air conditioning unit.

BEDROOM TWO

10'5" x 10'5" (3.18 x 3.18)

Double glazed window to rear. Radiator.

BEDROOM THREE

11'8" x 6'9" (3.58 x 2.07)

Double glazed window to rear. Radiator.

BEDROOM FOUR

12'9" x 6'11" max (3.90 x 2.12 max)

Double glazed window to front. Radiator. Built in storage cupboard.

BATHROOM

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

FRONT GARDEN

Small hedge garden.

REAR GARDEN

Mainly laid to lawn with rear width patio area extending to gated rear access. Timber shed. Electric vehicle charging point. Outside tap and power. Air source heat pump. Garden lighting.

PARKING

Allocated parking for two vehicles. EV charge point.

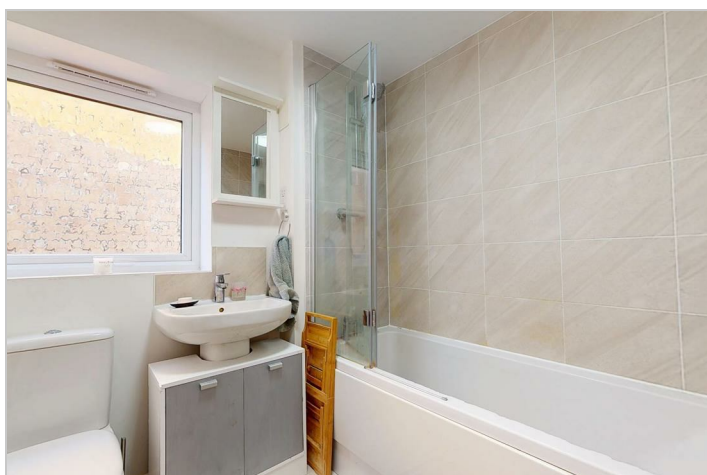
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

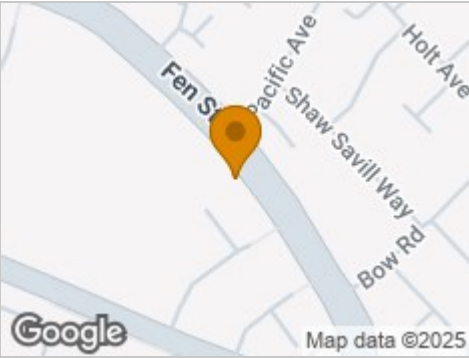
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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



Road Map



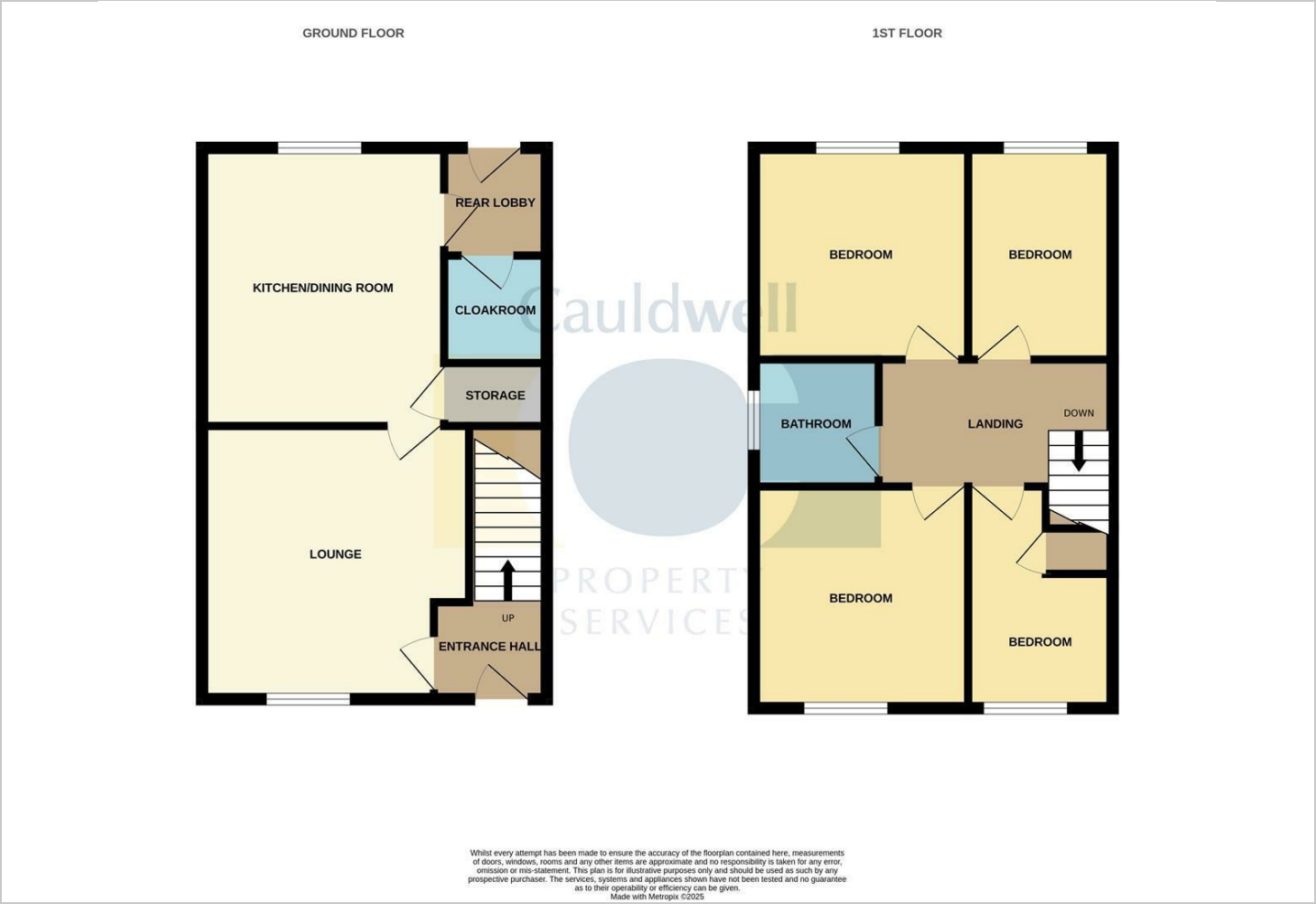
Hybrid Map



Terrain Map



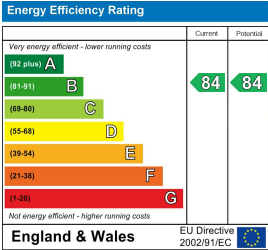
Floor Plan



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.