



Cauldwell

PROPERTY SERVICES



17 Hurley Croft

, Monkston, MK10 9EP

£380,000



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ENTRANCE HALL

Front entrance door. Door to cloakroom and living room. Stairs to first floor. Radiator.

CLOAKROOM

Front entrance door. Door to cloakroom and living room. Stairs to first floor. Radiator.

LIVING ROOM

14'4" x 12'1" (4.38 x 3.70)

Double glazed window to front. Radiator. Understairs storage cupboard. Double doors to kitchen./diner.

KITCHEN

15'10" x 9'8" (4.83 x 2.95)

Double glazed window to rear and sliding double glazed door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Radiator. Splash back tiling.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft.

BEDROOM ONE

11'1" x 9'1" (3.40 x 2.77)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Extractor.

BEDROOM TWO

9'6" x 9'0" (2.92 x 2.75)

Double glazed window to rear. Radiator.

BEDROOM THREE

8'0" x 6'10" (2.44 x 2.09)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Double glazed window to rear.

GARAGE

Up and over door. Power and light.

REAR GARDEN

Mainly laid to lawn with wooden fence surround, flower and shrub borders. Gated access. Courtesy door to garage.

FRONT GARDEN

Mainly laid to lawn. Flower and shrub borders. Driveway for parking.

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

5. Anti Money Laundering Verification checks

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



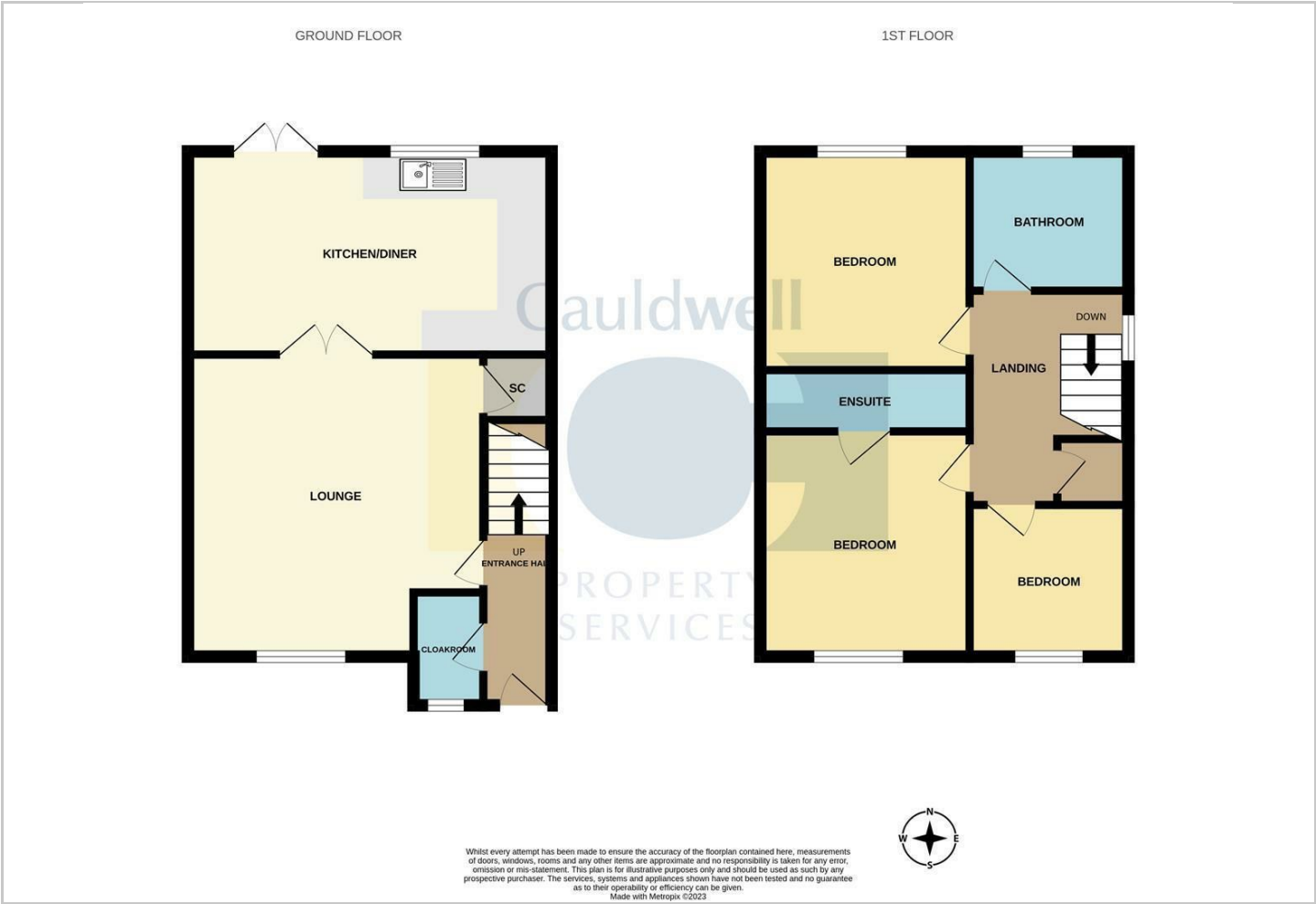
Hybrid Map



Terrain Map



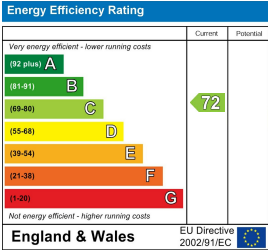
Floor Plan



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



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.