



Cauldwell

PROPERTY SERVICES



73 Cressey Avenue

Shenley Brook End, Milton Keynes, MK5 7EL

£299,999



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ENTRANCE HALL

Double glazed UPVC door to front. Radiator. Stairs to first floor landing.

LIVING ROOM

14'5" x 9'5" (4.40 x 2.89)

Double glazed window to front. Radiator. Television point. Understairs storage cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM

15'10" x 8'6" (4.83 x 2.60)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Electric oven and hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Central heating boiler. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space.

BEDROOM ONE

12'1" x 9'2" (3.70 x 2.80)

Double glazed window to front. Radiator. Built in wardrobe. Understairs storage cupboard. Television point.

ENSUITE

Double glazed window to front. Three piece suite comprising shower cubicle with mains shower, low level wc and wash hand basin. Radiator. Wall mounted cabinet.

BEDROOM TWO

10'4" x 6'0" (3.16 x 1.83)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and low level wc. Extractor fan. Radiator.

FRONT GARDEN

Shingle stone garden area.

REAR GARDEN

Laid to lawn with rear width patio. Gated access to side. Personal door to garage.

GARAGE AND DRIVEWAY

Up and over door to front. Personal door to garden. Block paved driveway parking in front for two/three vehicles.

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

Tel: 01908 304480

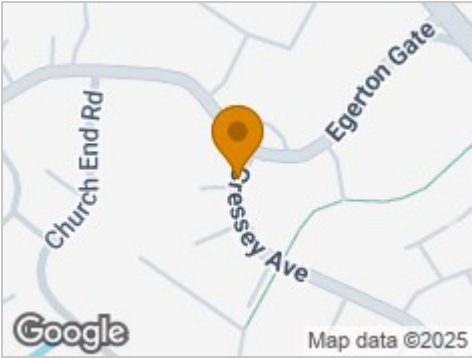
and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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



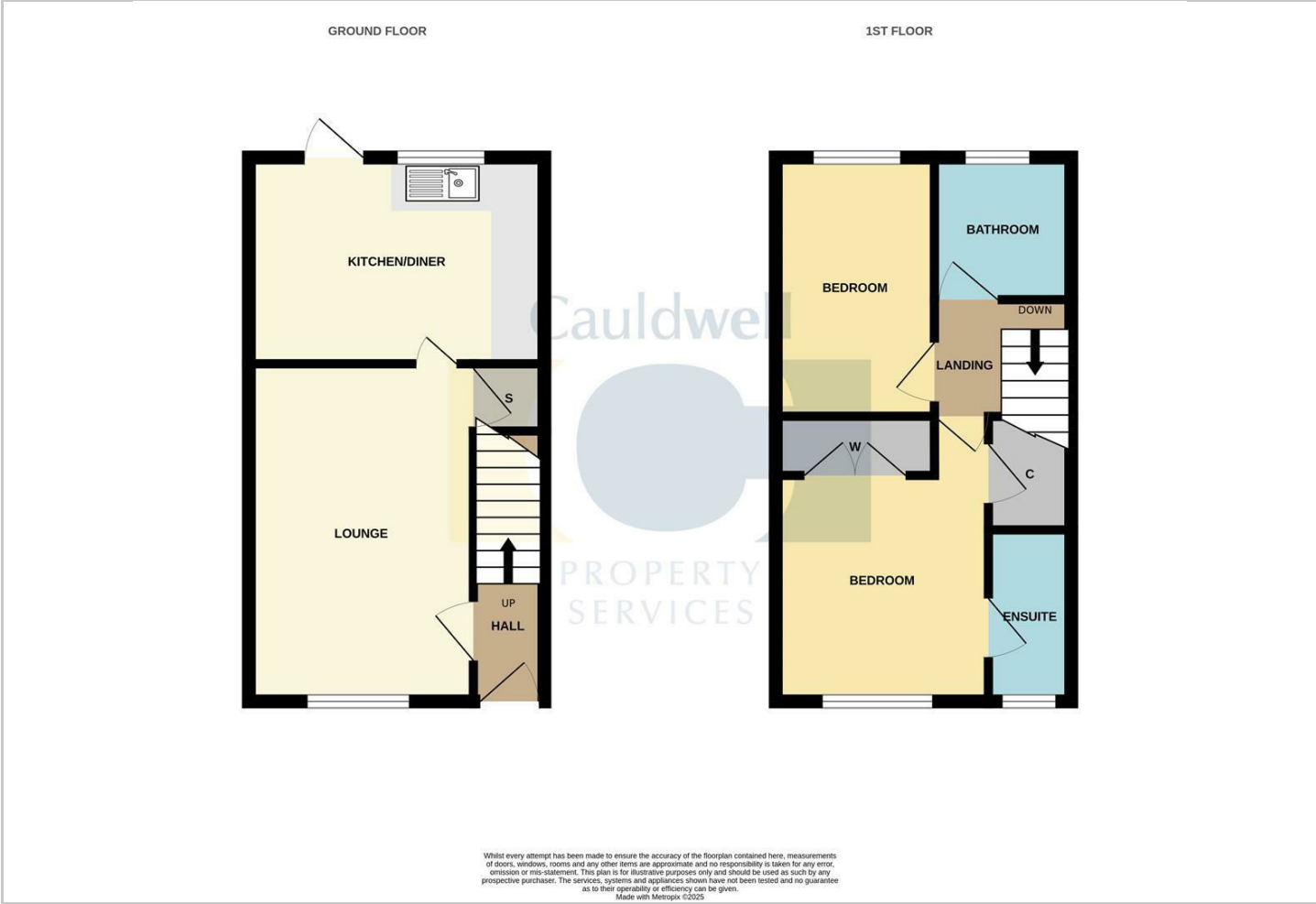
Hybrid Map



Terrain Map



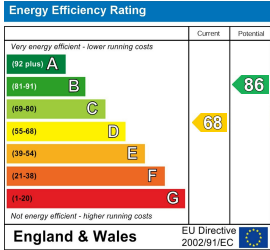
Floor Plan



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.