

Cauldwell

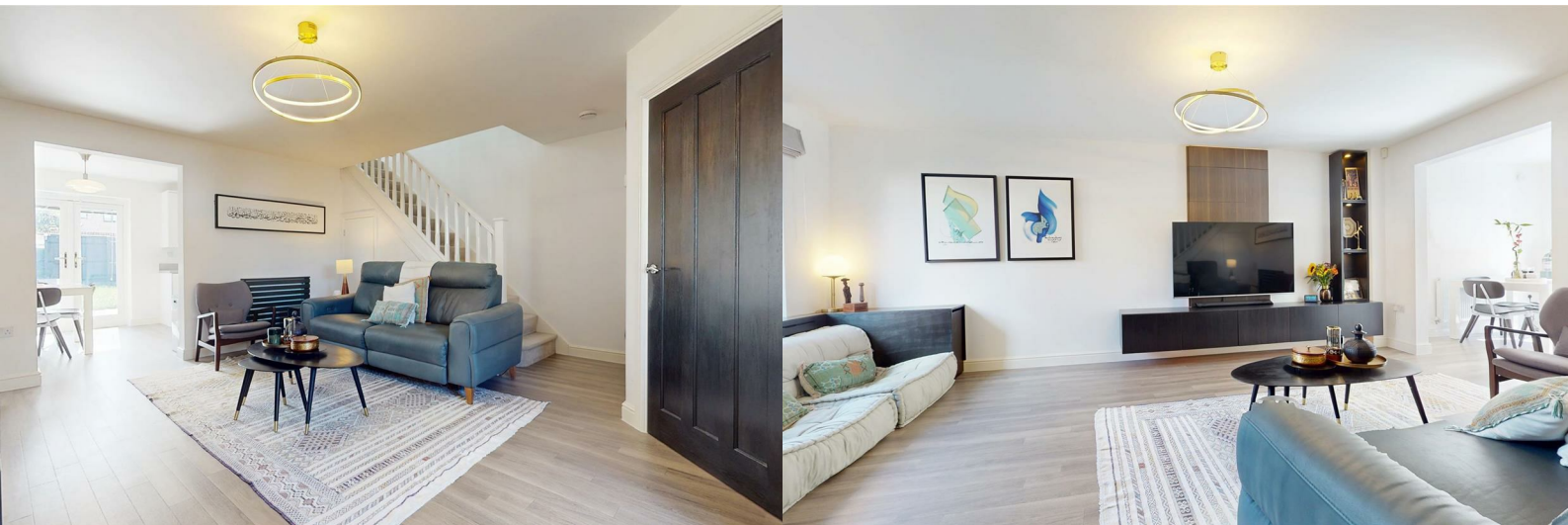
PROPERTY SERVICES



6 Cilgerran Close

Kingsmead, Milton Keynes, MK4 4NN

Offers Over £375,000



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ENTRANCE

Entrance through composite double glazed front door into entrance hall. Door to cloakroom. Door to living room. Radiator. Amtico flooring.

CLOAKROOM

Frosted double glazed window to the front. Low level wc, wash hand basin with mixer tap. Radiator. Amtico flooring.

LIVING ROOM

19'1" x 15'10" (5.83 x 4.85)

Double glazed window to the front. Stairs to first floor with under stair storage cupboard. TV and internet connection points. Two radiators. Amtico flooring. Archway into kitchen dining room.

KITCHEN DINING ROOM

15'10" x 9'1" (4.83 x 2.79)

Double glazed window and double glazed French door to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a one and a half bowl sink and drainer with mixer tap and fitted soap dispenser. Electric oven, four ring gas hob with extractor over. Integrated dishwasher, integrated washing machine and integrated fridge freezer. Wall mounted combination boiler. Under cupboard lighting. LED lighting. Radiator. Amtico flooring.

FIRST FLOOR LANDING

Stairs from living room. Access to boarded loft space. Radiator. Storage cupboard.

BEDROOM ONE

11'5" x 9'1" (3.48 x 2.78)

Double glazed window to the rear. Radiator. Door to ensuite.

ENSUITE

Double shower cubicle with mains shower. Low level wc, wash hand basin with mixer tap. Electric shaver point. Extractor fan. Radiator. LED lighting.

BEDROOM TWO

12'10" x 8'1" (3.93 x 2.48)

Double glazed window to the front. Radiator. Part panelling to walls.

BEDROOM THREE

9'8" x 7'5" (2.95 x 2.28)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Frosted double glazed window to the rear. Bath with mixer tap and shower over and fitted glass shower screen. Low level wc, wash hand basin with mixer tap. Shaver point. Radiator LED lighting. Extractor fan.

OUTSIDE

Small hedge and paved garden area. Side by side off road parking for two cars.

REAR GARDEN

Rear width patio extending to the side to side gate. Lawn area. Outside tap. Raised flower beds.

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

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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



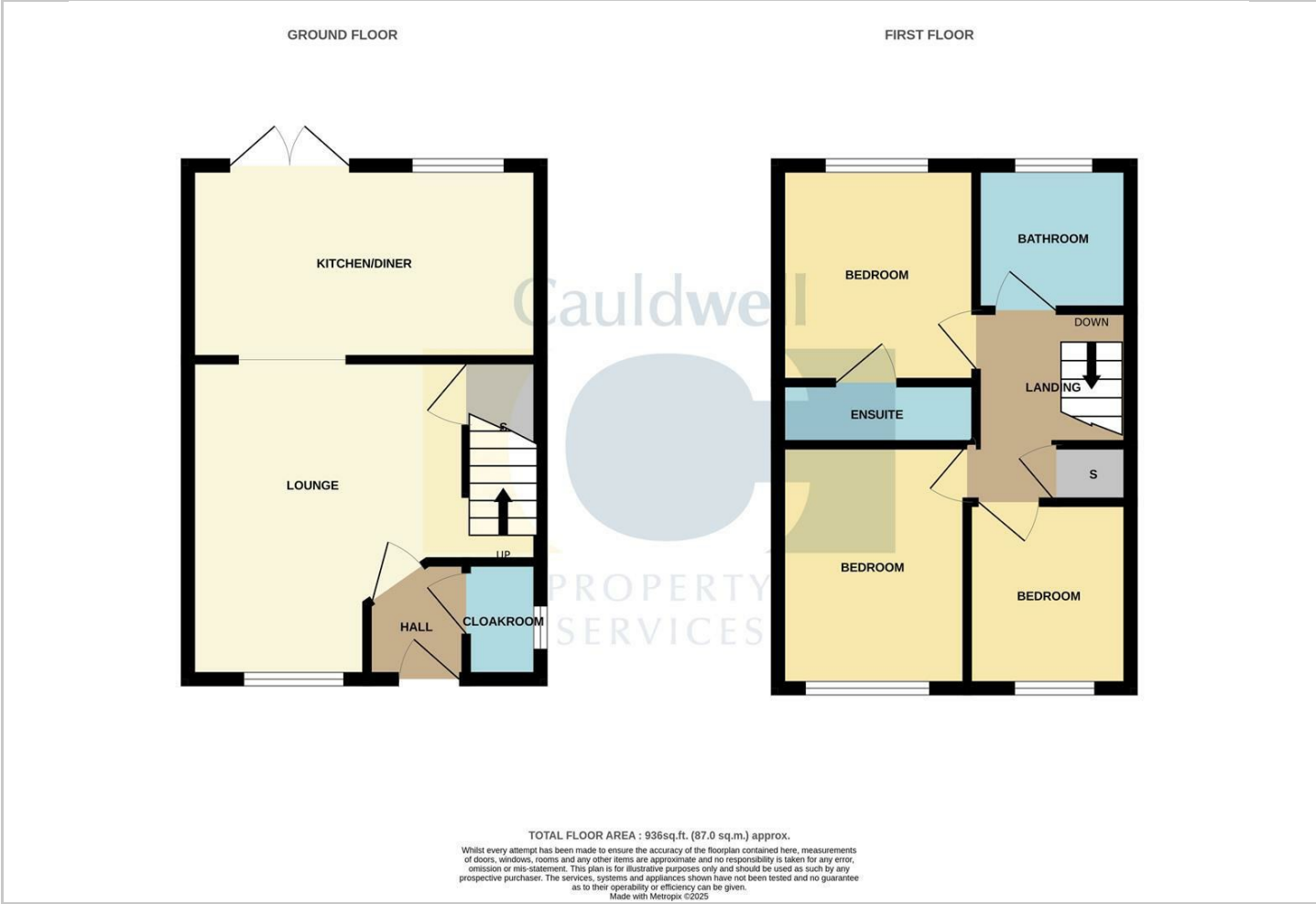
Hybrid Map



Terrain Map



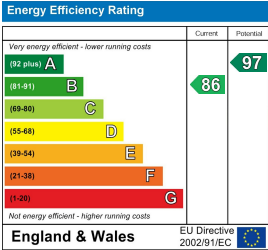
Floor Plan



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



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