



Cauldwell

PROPERTY SERVICES



27 Berry Way

Newton Longville, Milton Keynes, MK17 0AS

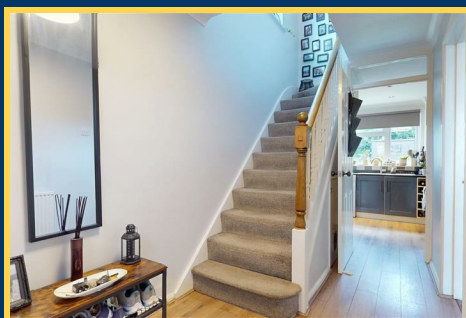
£350,000



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ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor with under stair storage cupboard. Door to living/dining room. Door to kitchen. Radiator.

LIVING/DINING ROOM

21'4" x 10'2" (6.51 x 3.11)

Double glazed window to the front. Double glazed patio doors to the rear. Two vertical radiators. TV point. Internet connection point. Electric fireplace.

KITCHEN

8'11" x 8'2" (2.73 x 2.50)

Double glazed window to the rear. Double glazed door to the side. Kitchen fitted with a range of wall and base units. Work surfaces incorporating one and a half stainless steel sink and drainer with mixer tap. Electric oven, gas hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Wall mounted combination boiler. LED lighting.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to the side. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE

16'4" x 9'10" (5.0 x 3.0)

Maximum measurements. Two double glazed windows to the front. Two radiators. Built in double wardrobe.

BEDROOM TWO

9'6" x 9'4" (2.92 x 2.85)

Double glazed window to the rear. Radiator. Built in double wardrobe.

BATHROOM

Frosted double glazed window to the rear. P shaped bath with mixer tap and shower over and fitted glass shower screen. Low level wc, wash hand basin. Wall mounted medicine cabinet. Radiator. LED lighting. Fully tiled walls and floor.

FRONT

Block paved driveway with parking for three vehicles.

REAR GARDEN

Full rear width patio area with raised flower bed. Garden mainly laid to lawn. Additional flower beds with railway sleepers to the side. Slate area. Timber storage shed. Gate to the side leading to the front with shingle stone and paving. Outside tap. Outside power 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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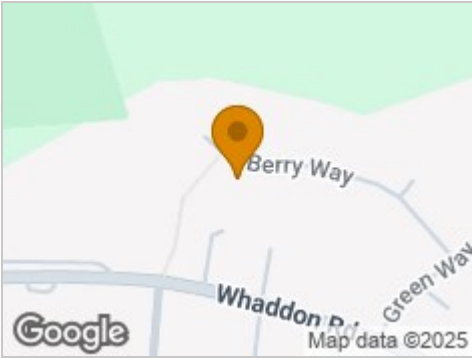
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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



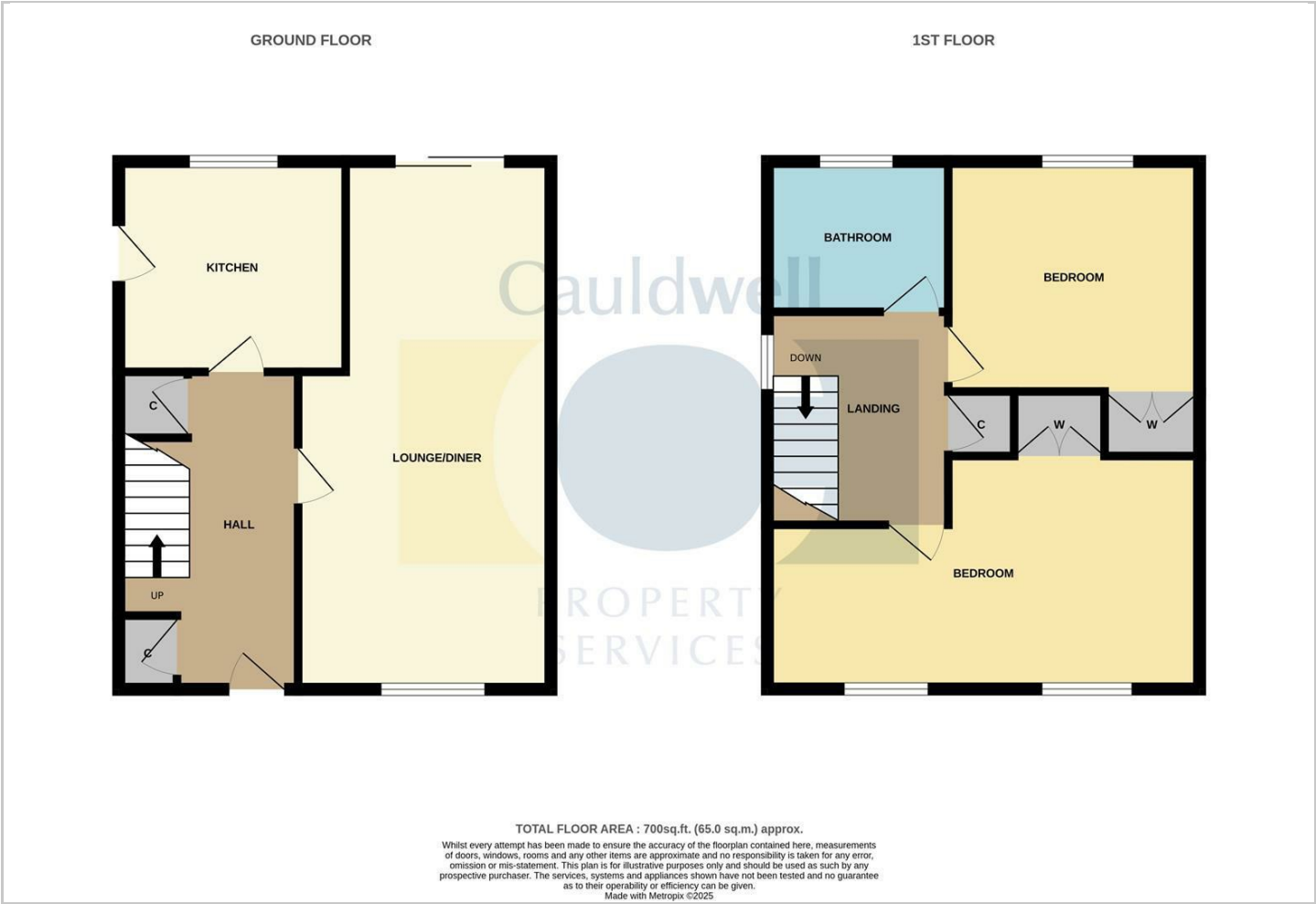
Hybrid Map



Terrain Map



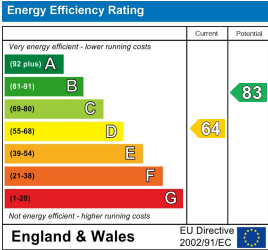
Floor Plan



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.