



Cauldwell

PROPERTY SERVICES



27 Merlin Walk

Eaglestone, Milton Keynes, MK6 5EP

£299,995



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ENTRANCE HALL

UPVC double glazed door with obscure window to front. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

LIVING ROOM

19'10" x 12'5" (6.05 x 3.80)

Double glazed window to front. Radiator. Electric fireplace. Understairs storage area. Television point and internet point. Glass panelled door to kitchen/dining room.

KITCHEN/DINING ROOM

16'7" x 10'1" (5.07 x 3.09)

Double glazed window and patio doors to rear. Fitted wall and base units with worksurfaces with one and half bowl sink drainer unit. Electric oven and hob with extractor hood over. Integral dishwasher. Plumbing for washing machine.

CONSERVATORY

7'4" x 6'9" (2.25 x 2.08)

Brick and UPVC double glazed construction. Double glazed French doors to side.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Double glazed window to side. Airing cupboard housing hot water cylinder and boiler.

BEDROOM ONE

12'5" x 9'8" (3.79 x 2.95)

Double glazed windows to front. Radiator. Fitted wardrobes and storage

BEDROOM TWO

11'1" x 7'10" (3.39 x 2.41)

Double glazed window to rear. Radiator.

BEDROOM THREE

8'3" x 6'9" (2.54 x 2.07)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with electric shower over, wash hand basin and close coupled wc. Heated towel rail.

FRONT GARDEN

Laid to lawn with mature hedging.

REAR GARDEN

Mainly laid to lawn with hardstanding patio area with paved area to side. Outside taq. Gated access to front and rear.

GARAGE AND PARKING

Up and over door. Parking to front.

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



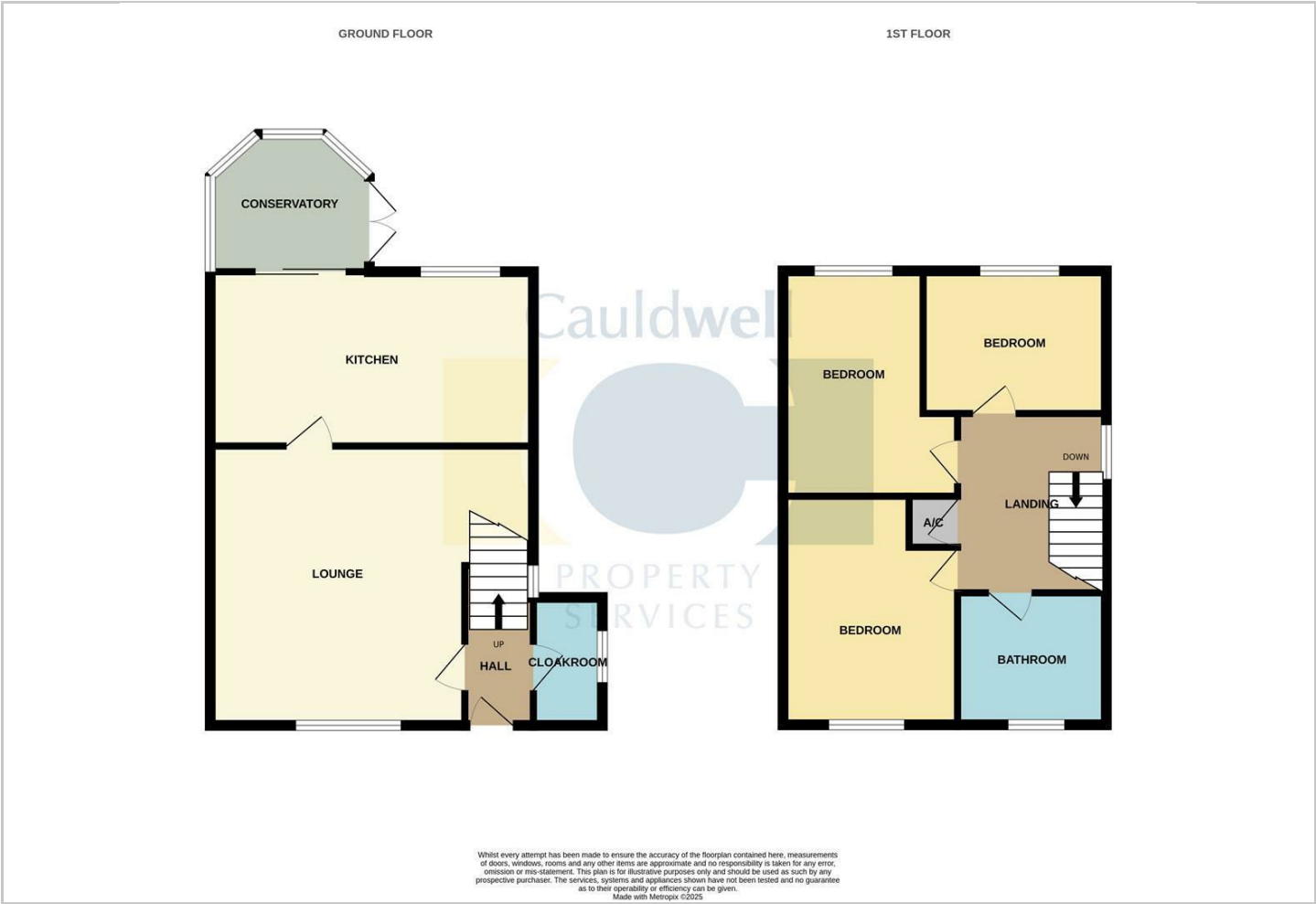
Hybrid Map



Terrain Map



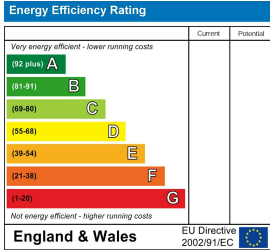
Floor Plan



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.