



# Cauldwell

PROPERTY SERVICES



## 33 Rickley Lane

Bletchley, Milton Keynes, MK3 6BS

£495,000



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## ENTRANCE PORCH

Double glazed UPVC door to front. Wooden flooring. Block paneled door to entrance hall.

## ENTRANCE HALL

Stairs to first floor landing. Radiator. Glass panelled door to living/dining room and kitchen.

## LIVING / DINING ROOM

23'11" x 11'7" (7.30 x 3.54)

Double glazed bow window to front. Two radiators. Gas fireplace. Television point. Telephone point. Glass panelled door to kitchen. Storage cupboard. Arch to snug/office.

## SNUG/OFFICE

11'1" x 7'5" (3.38 x 2.28)

Double glazed French doors and windows to rear and side.

## KITCHEN

12'7" x 8'3" (3.84 x 2.52)

Double glazed window to rear. Double glazed door to side. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven and grill with hob and extractor hood. Fridge freezer, dishwasher and washing machine. Under cupboard lighting,. LED lighting. Radiator.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising low level wc and wash hand basin Part tiled walls.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

12'7" x 11'8" (3.86 x 3.56)

Double glazed window to front. Radiator. Fitted wardrobes and bedroom furniture.

## BEDROOM TWO

12'7" x 9'5" (3.85 x 2.89)

Double glazed window to front. Radiator.

## BEDROOM THREE

11'6" x 9'7" (3.52 x 2.93)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

8'5" x 8'5" (2.59 x 2.59)

Double glazed window to rear. Airing cupboard.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with electric shower and glass screen, wash hand basin in vanity unit and close coupled wc. Cabinet. Victorian style heated towel rail. Fitted mirror. LED lighting.

## FRONT GARDEN

Hedge border and raised flower beds with off road parking for several vehicles.

## GARAGE

Up and over door to front. Power. Wall mounted combination boiler.

## REAR GARDEN

Laid to lawn with patio area and decking. Outside tap. Mature beds and borders. Gated access to front.

All measurements are approximate.  
The area measurements are taken from the government EPC register.  
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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.



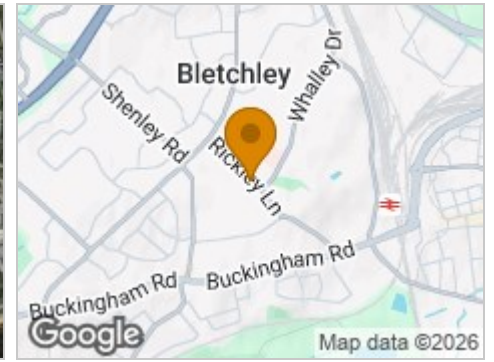
## Road Map



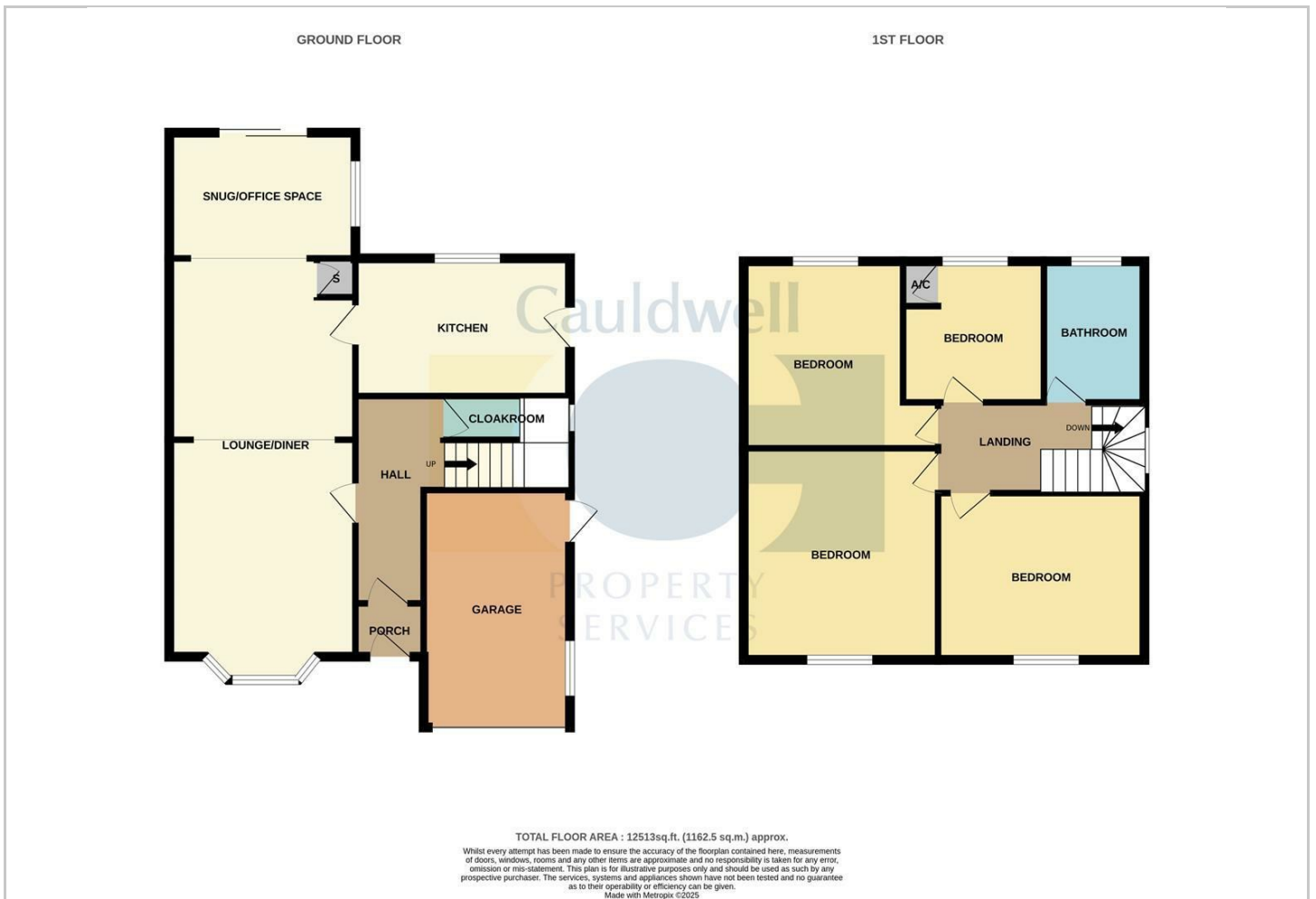
## Hybrid Map



## Terrain Map



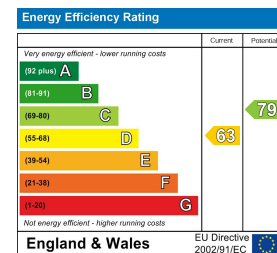
## Floor Plan



## 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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