

Cauldwell

PROPERTY SERVICES



18 Long Ayres

Caldecotte, Milton Keynes, MK7 8HF

£425,000



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ENTRANCE HALL

Composite double glazed door to front. Stairs to first floor landing. Radiator.

LIVING ROOM

18'1" x 13'11" max (5.52 x 4.26 max)

Double glazed windows to front and rear. Two radiators. Internet and television point Under stairs storage cupboard. Door to kitchen/dining room.

GARDEN ROOM

5'6" x 8'9" (1.68 x 2.67)

Double glazed windows to side and rear. Double glazed French doors to rear.

KITCHEN/DINING ROOM

18'2" x 9'4" (5.54 x 2.85)

Double glazed window to front. Double glazed windows to side and rear. Re-fitted range of wall and base units with contrasting colours and Quartz worksurfaces. Under cupboard lighting. Electric oven and four ring gas hob with extractor hood over. Stainless steel sink drainer and mixer tap. Plumbing for washing machine. Space for fridge freezer. Vertical radiator. Herringbone flooring;

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space.

BEDROOM ONE

13'8" x 9'4" (4.17 x 2.85)

Double glazed windows to front and side. Radiator. Built in double wardrobe. Door to ensuite.

ENSUITE

Double glazed window and door to rear. Three piece

suite comprising shower cubicle with mains shower, low level wc and wash hand basin. Heated towel rail. Extractor fan. LED lighting. Tiled walls. f

BEDROOM TWO

10'9" x 8'11" (3.28 x 2.74)

Double glazed window to front. Radiator. Built in double wardrobe.

BEDROOM THREE

7'0" x 8'11" (2.15 x 2.74)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower with glass screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls.

FRONT GARDEN

Shingle stone front garden area with additional hedge borders to side. Block paved driveway parking. Gated access to rear garden.

REAR GARDEN

Landscaped garden with sandstone patio areas and artificial lawn with raised beds; Timber shed. Outside tap. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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

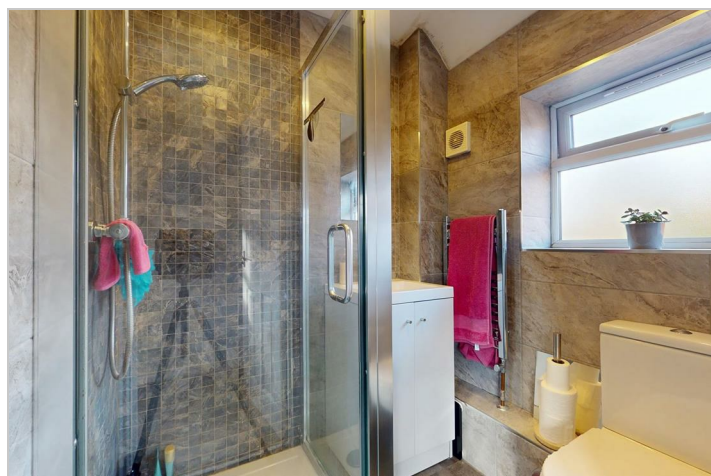
been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS 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.

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



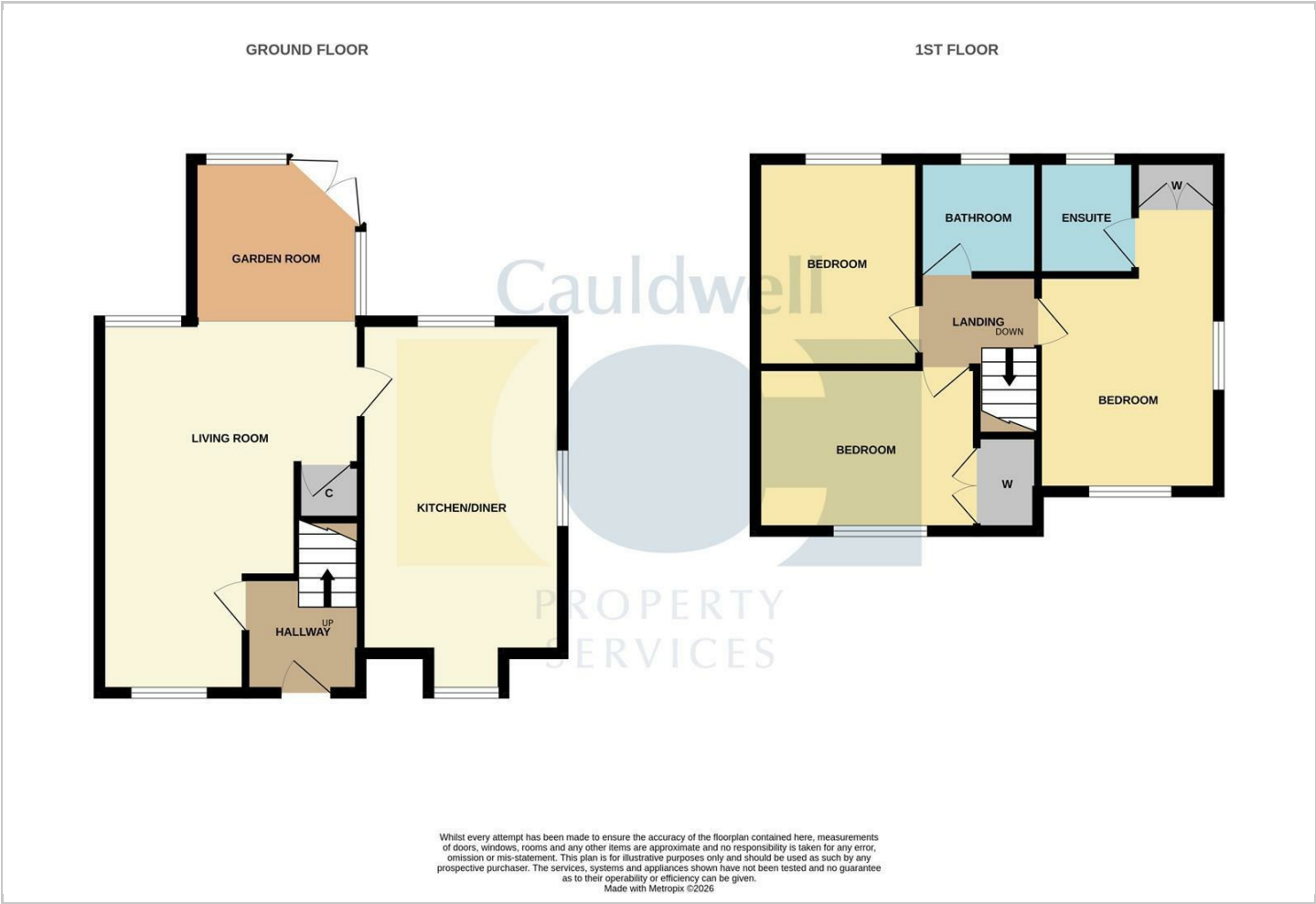
Hybrid Map



Terrain Map



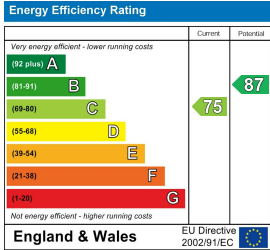
Floor Plan



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



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