



Cauldwell

PROPERTY SERVICES



7 Sheppard Grove

Eagle Farm South, Milton Keynes, MK17 7BE

£410,000



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ENTRANCE HALL

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

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

LIVING ROOM

16'2" x 11'9" (4.94 x 3.59)

Double glazed window to front with shutters. Double glazed window to side with shutters. Radiator. Television point.

KITCHEN/DINING ROOM

15'0" x 10'5" (4.59 x 3.18)

Double glazed window to rear and double glazed French doors to rear. Fitted with a range of wall and base units with worksurfaces. Stainless steel sink drainer and mixer tap. Electric oven. four ring gas hob and extractor hood. Integral fridge freezer, washing machine and dishwasher. Wall mounted combination boiler. Under cupboard lighting. Radiator. Tiled flooring Understairs storage cupboard with internet point.

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Loft access. Storage cupboard.

BEDROOM ONE

11'8" x 8'5" (3.56 x 2.57)

Double glazed window to front with shutters. Radiator. Built in wardrobe. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Double

shower cubicle with electric shower. Wash hand basin. Close coupled wc. Shaver point. Radiator Extractor fan. Lit mirror.

BEDROOM TWO

10'2" x 8'5" (3.12 x 2.57)

Double glazed window to rear with shutters. Radiator.

BEDROOM THREE

8'9" x 6'2" (2.68 x 1.90)

Double glazed window to front with shutters. Radiator.

BATHROOM

Double glazed obscure window to rear. Bath with mixer, shower and screen. Wash hand basin and close coupled wc. Radiator. Lit mirror. Extractor fan.

FRONT GARDEN

Small shingle stone front garden with hardstanding driveway to side with eV point.

REAR GARDEN

Landscaped garden with porcelain patio and path to rear and lawn area. Timber shed. Garden lighting. Outside tap. Gated access to side.

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

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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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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



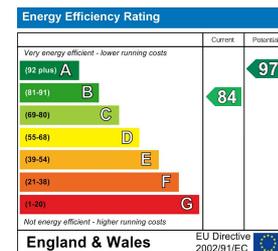
Floor Plan



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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