



Cauldwell

PROPERTY SERVICES



38a Kirkwood Grove

Medbourne, Milton Keynes, MK5 6FP

£249,995



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ENTRANCE HALL

Door from communal hallway. Understairs storage cupboard. Radiator. Entry phone system,. LED lighting. Stairs to landing.

LIVING ROOM

15'9" x 14'11" (4.81 x 4.55)

Max 'L' shaped room

Double glazed window to front. Radiator. Television and internet points. French doors to kitchen/dining room.

KITCHEN/DINING ROOM

11'10" x 12'4" (3.63 x 3.77)

Double glazed window to side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven,. four ring gas hob and extractor hood. Integral washing machine and dishwasher. Space for fridge freezer Wall mounted combination boiler. Radiator. LED lighting.

CLOAKROOM

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

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Storage cupboard.

BEDROOM ONE

13'6" x 14'11" max (4.14 x 4.56 max)

Double glazed window to front. Radiator. LED lighting. Two sets of built in double wardrobes.

BEDROOM TWO

12'4" x 8'11" (3.76 x 2.73)

Double glazed window to side. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with mains shower and screen. wash hand basin and close coupled wc. Shaver point. Extractor fan. Heated towel rail. Wall mounted mirror. Tiled walls and flooring.

OUTSIDE

Allocated parking for one car. Bike storage area.

LEASE DETAILS

Vendor advised of a 125 year lease with 104 years remaining. £1716 pa service charge. Details to be verified.

All measurements are approximate.

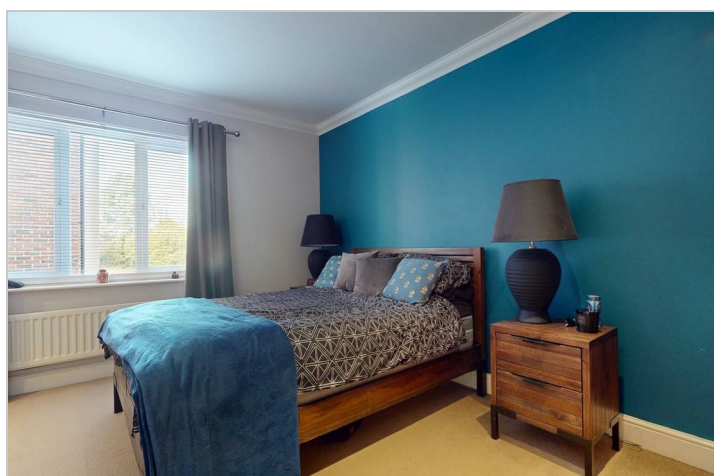
The area measurements are taken from the government EPC register.

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.



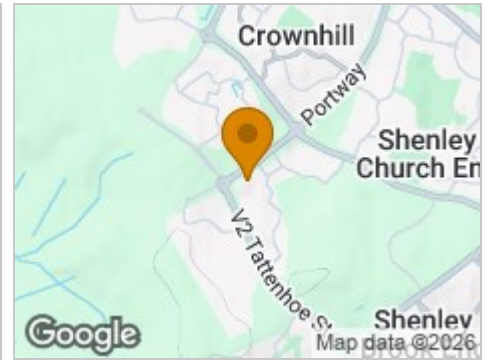
Road Map



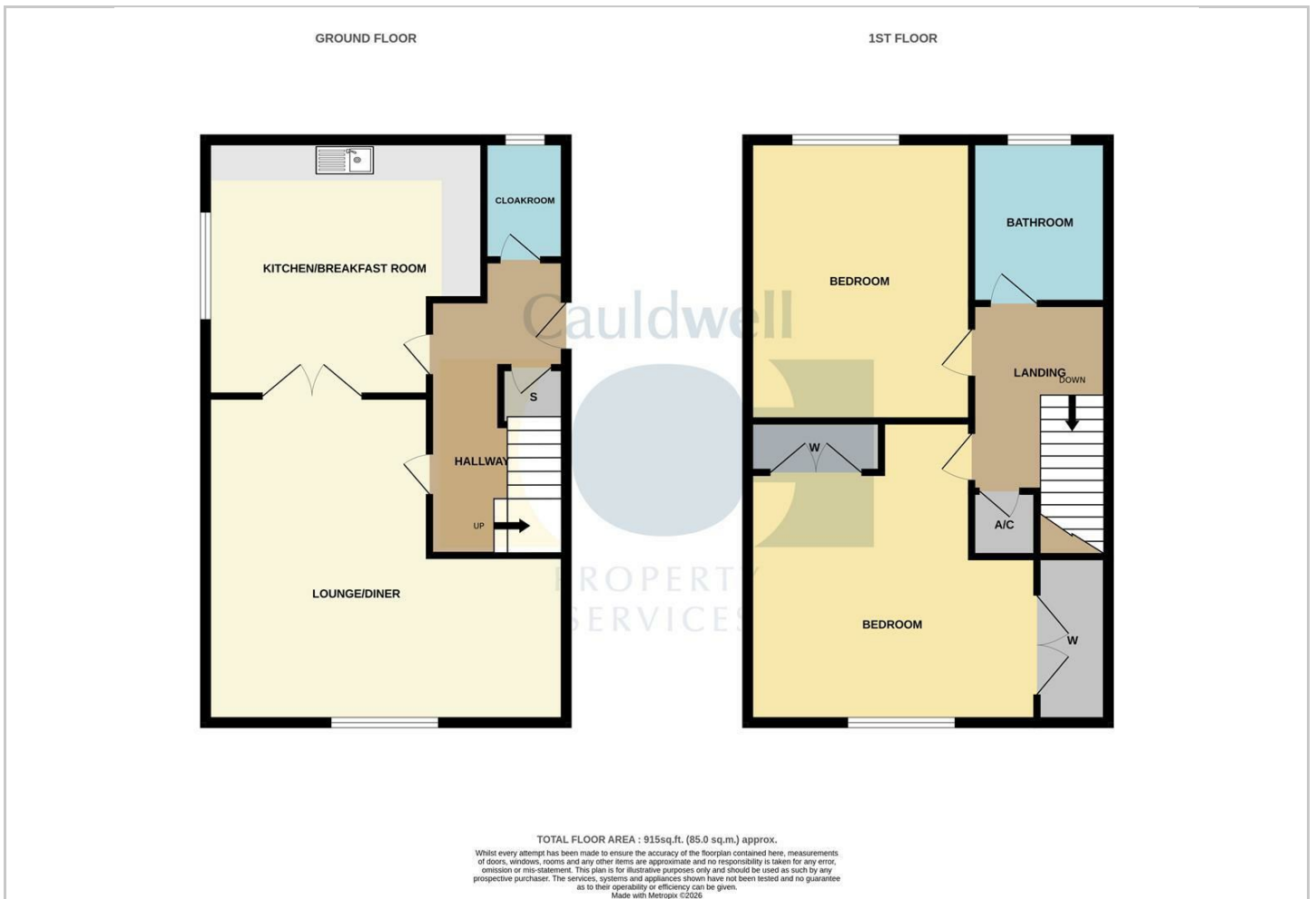
Hybrid Map



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.