



Cauldwell

PROPERTY SERVICES



10 St. Giles Street

New Bradwell, Milton Keynes, MK13 0BE

Offers Over £265,000



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ENTRANCE HALL

Door and window to front. Stairs to first floor landing with understairs storage cupboard. Radiator. Further under stairs cupboard with plumbing for washing machine and dishwasher.

LIVING/DINING ROOM

12'6" x 13'10" (3.82 x 4.22)

Double glazed window to front. Radiator. Television point. Internet point. Fireplace with woodburner. LED lighting.

KITCHEN

9'3" x 6'11" (2.84 x 2.12)

Double glazed window and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor over. Integral fridge. Door to dining room/bedroom three.

DINING ROOM/BEDROOM THREE

10'11" x 8'8" (3.35 x 2.66)

Double glazed window to rear. Radiator. Storage cupboard housing combination boiler.

FIRST FLOOR LANDING

Stairs from entrance hall.

BEDROOM ONE

15'0" x 10'2" (4.58 x 3.12)

Double glazed window to front. Built in wardrobes with sliding doors. Radiator. LED lighting. Door to storage cupboard with fixed stairwell leading to boarded loft space with power and light.

BEDROOM TWO

12'4" x 10'10" (3.78 x 3.32)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising walk in shower cubicle with mains shower and shower attachment, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Built in storage cupboard. LED Lighting.

REAR GARDEN

Mainly block paved with raised decking area and ornamental pond. Raised flower beds. Timber shed. Gated access to rear. Outside tap.

All measurements are approximate.

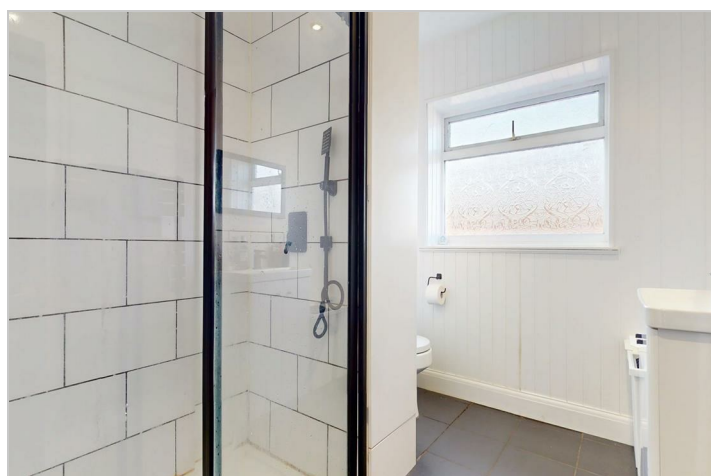
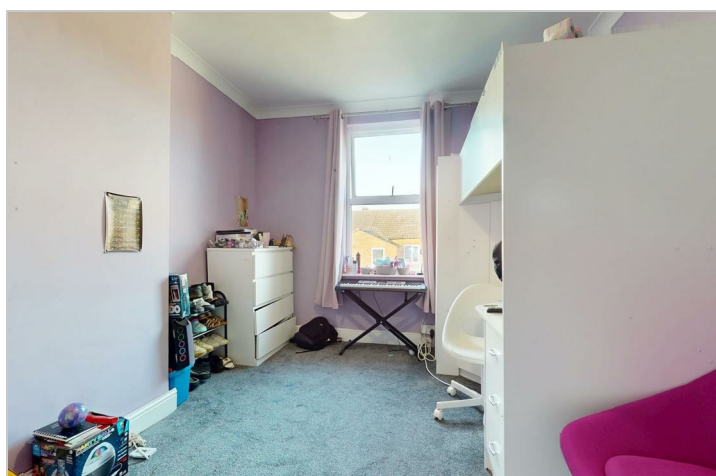
The area measurements are taken from the government EPC register.

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.

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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



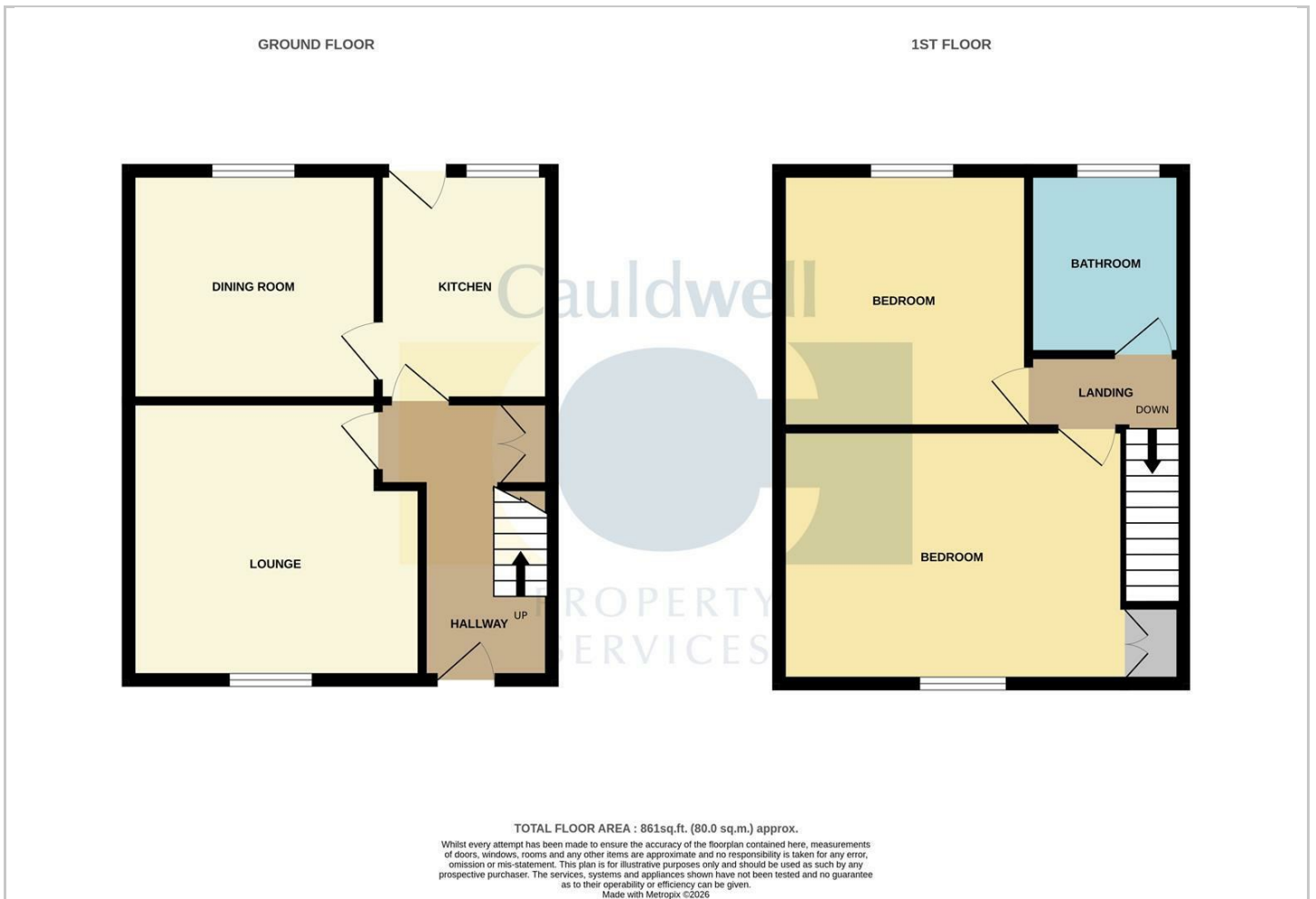
Hybrid Map



Terrain Map



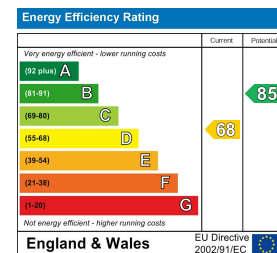
Floor Plan



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



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.