



Cauldwell

PROPERTY SERVICES



12 Vicarage Road

Whaddon, Milton Keynes, MK17 0LU

£325,000



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LIVING ROOM

15'3" x 9'8" (4.66 x 2.96)

Two double glazed windows to front. Solid oak front door with stained glass inset window. Stairs to first floor landing. Ceramic tiled flooring. Under floor heating. Multiple chrome power points and USB charger points. Oak door to kitchen/dining room.

KITCHEN/DINING ROOM

15'4" x 7'10" (4.68 x 2.40)

Two double glazed windows to rear with fitted blinds. New fitted range of wall and base units with worksurfaces and sink drainer with mixer tap. Electric oven and hob with extractor over. Space for fridge freezer. Plumbing for dishwasher. Understairs storage cupboard. Multiple chrome power points with USB ports. Ceramic tiled flooring with under floor heating. Oak door to rear.

UTILITY ROOM

Fitted worksurfaces. Plumbing for washing machine. Oak door to wc. Ceramic tiled flooring with under floor heating

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Chrome power point with USB port. Wall mounted combination boiler. Ceramic tiled flooring with under floor heating. Oak double glazed stable door to rear garden.

FIRST FLOOR LANDING

Stairs from living room. Access to loft space.

BEDROOM ONE

9'8" x 6'9" (2.95 x 2.07)

Double glazed window to front with fitted blinds.

Underfloor heating. Chrome power points with USB port.

BEDROOM TWO

8'3" x 7'0" (2.53 x 2.15)

Double glazed window to front with fitted blinds. Under floor heating. Chrome power points and USB port.

BEDROOM THREE

7'11" x 6'10" (2.42 x 2.10)

Double glazed window to rear with fitted blinds. Under floor heating. Chrome power points and USB port.

BATHROOM

Double glazed obscure window to rear with fitted blinds. New fitted suite comprising 'P' shaped bath with fitted shower glass, mains shower and rainfall head, close couple wc and wash hand basin in vanity surround. Lit mirror. Heated towel rail. Extractor fan. Tiled walls and flooring.

FRONT GARDEN

Small bedding areas.

REAR GARDEN

Full width sandstone patio area with retaining wall leading up to large turf area. Timber shed housing LPG gas canisters. Brick outbuilding with door and window to front. Inset lighting. Outside tap and power.

All measurements are approximate. 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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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



Road Map



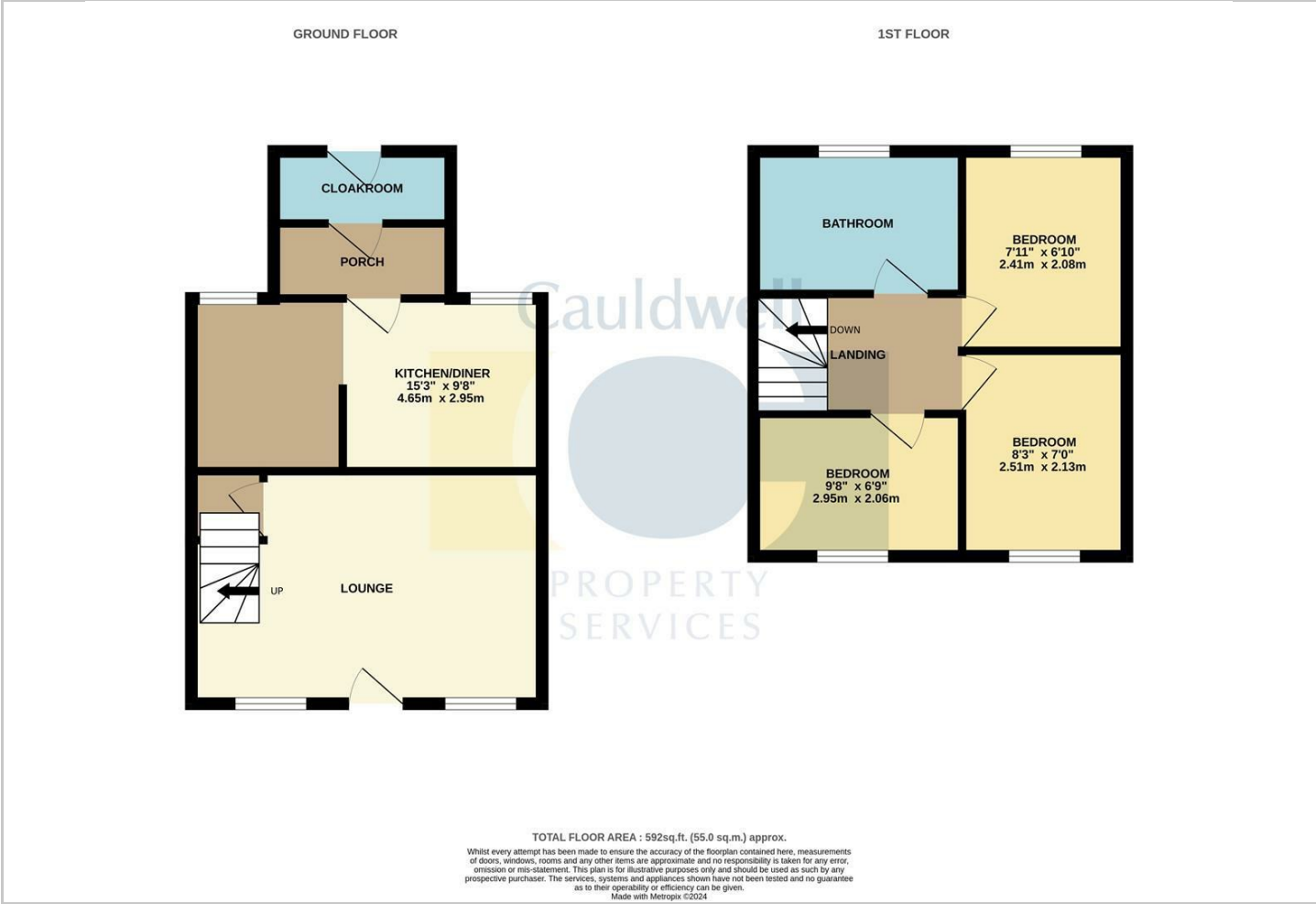
Hybrid Map



Terrain Map



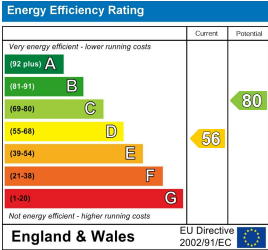
Floor Plan



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