



Cauldwell

PROPERTY SERVICES



133 Burney Drive

Eagle Farm South, Milton Keynes, MK17 7BT

Offers Over £365,000



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ENTRANCE

Entrance through composite double glazed door to the front. Tiled flooring. Stairs to first floor landing. Door to living room.

LIVING ROOM

14'6" x 10'7" (4.44 x 3.25)

Double glazed window to the front. Radiator. TV connection point. Under stair storage cupboard with internet connection point. Door to kitchen/diner.

KITCHEN/DINER

12'2" x 10'5" (3.73 x 3.18)

Double glazed French doors and windows to the rear. Kitchen fitted with a range of wall and base units with work surfaces. One and a half bowl sink and drainer with mixer tap. Electric oven, electric grill oven. Four ring gas hob with extractor hood over. Integrated fridge freezer, integrated dish washer. Two radiators. Tiled flooring. Archway into utility area.

UTILITY AREA

Fitted with a range of wall and base units with work surfaces. Wall mounted central heating boiler. Plumbing for washing machine. Plumbing for washing machine. Tiled floor. Door to cloakroom.

CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap. Radiator. Extractor fan. Tiled flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Double glazed window to the front. Airing cupboard. Stairs to second floor landing.

BEDROOM TWO

14'2" x 9'5" (4.32 x 2.88)

Double glazed window to the rear. Radiator.

BEDROOM THREE

10'4" x 7'4" (3.17 x 2.25)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Frosted double glazed window to the side. Bath with mixer tap and shower over. Hand wash basin with mixer tap in vanity unit. Low level wc. Heated towel rail. Shaver point. Extractor fan. Tiled flooring.

SECOND FLOOR LANDING

Stairs from first floor. Door to bedroom one.

BEDROOM ONE

18'1" x 10'5" (5.53 x 3.19)

Double glazed window to the front. Radiator. Door to ensuite.

ENSUITE

Double glazed Velux window to the rear. Double tiled shower cubicle with mains shower. Hand wash basin with mixer tap set into vanity unit. Low level wc. Tiled floor.

FRONT

Small garden area. Plants and bedding area. Parking for two cars to the front.

REAR GARDEN

Rear width patio. Mainly laid to lawn. Timber shed. Gated side access. Outside tap and light.

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

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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.

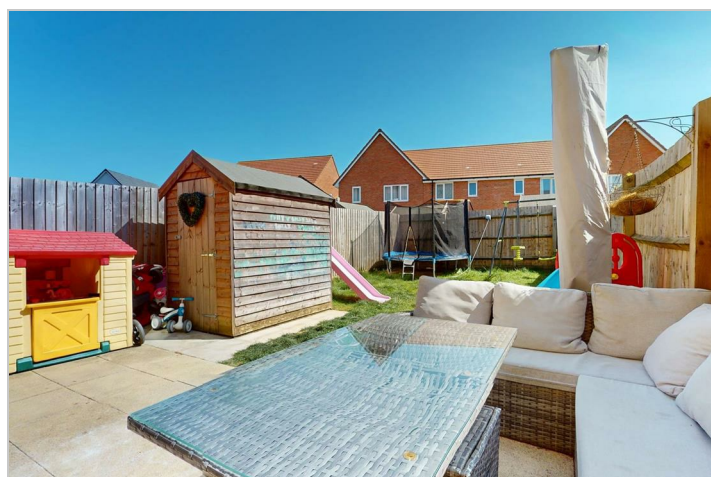
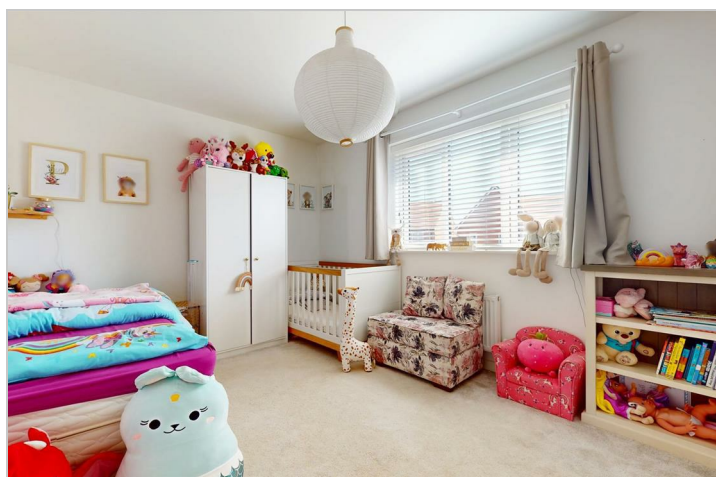
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We routinely refer customers to Franklins solicitors,

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

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



Road Map



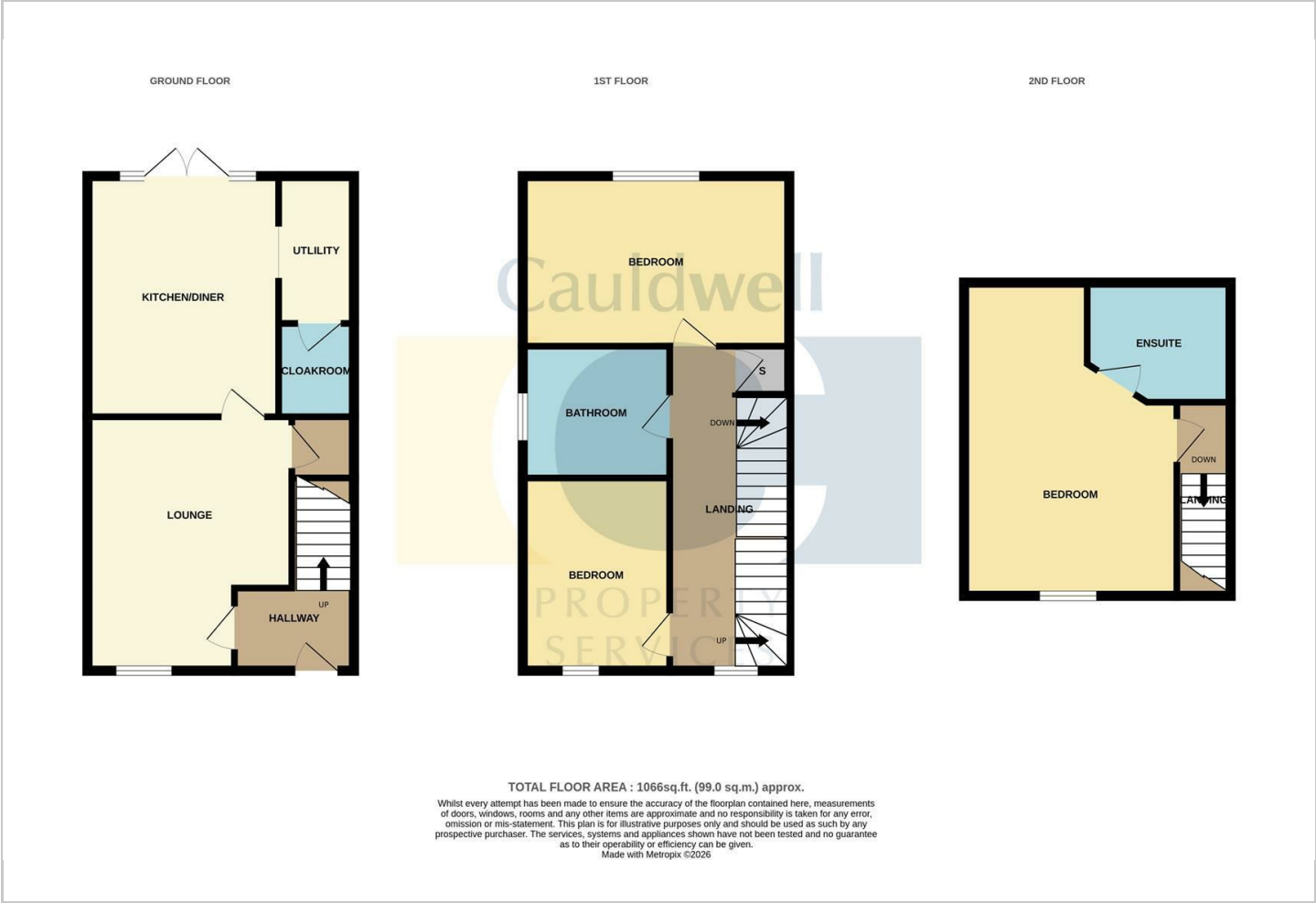
Hybrid Map



Terrain Map



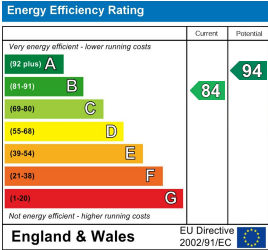
Floor Plan



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.