



Cauldwell

PROPERTY SERVICES



20 Buckingham Gate

Eaglestone, Milton Keynes, MK6 5AA

£294,000



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ENTRANCE

Entrance through front door into entrance hall. Telephone connection point. Radiator. Under stair storage cupboard. Door to cloakroom. Door to living/dining room.

CLOAKROOM

Frosted double glazed window to the front. Low level wc, wash hand basin.

LIVING/ROOM

17'8" x 17'7" (5.40 x 5.38)

Maximum measurements. Two double glazed windows to the rear. Two radiators. TV connection point. Parquet flooring. Door to kitchen breakfast room.

KITCHEN BREAKFAST ROOM

15'7" 8'4" (4.76 2.56)

Double glazed windows to the front, rear and side. Door to side. Kitchen fitted with a range of wall and base units with work surfaces. Stainless steel sink and drainer with mixer tap. Breakfast bar seating area. Electric oven. Plumbing for washing machine. Space for fridge freezer. Radiator. Stairs to first floor landing.

FIRST FLOOR LANDING

Frosted double glazed window to the front. Storage cupboard. Additional cupboard housing combination boiler. Access to part boarded loft space. Radiator.

BEDROOM ONE

13'4" x 8'6" (4.08 x 2.60)

Measured up to wardrobes. Double glazed windows to rear and side. Radiator. Two built in double wardrobes.

BEDROOM TWO

9'2" x 8'5" (2.81 x 2.58)

Double glazed window to the rear. Radiator.

BEDROOM THREE

8'5" x 8'2" (2.59 x 2.49)

Double glazed window to the rear. Radiator.

BATHROOM

Two frosted double glazed windows to the front. Bath with mixer tap and shower over. Low level wc, wash hand basin. Radiator. Fully tiled walls.

FRONT

Small garden area with timber storage shed.

REAR GARDEN

Mainly laid to lawn with rear width patio area. Recently refenced. Gated access to front.

GARAGE

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.

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



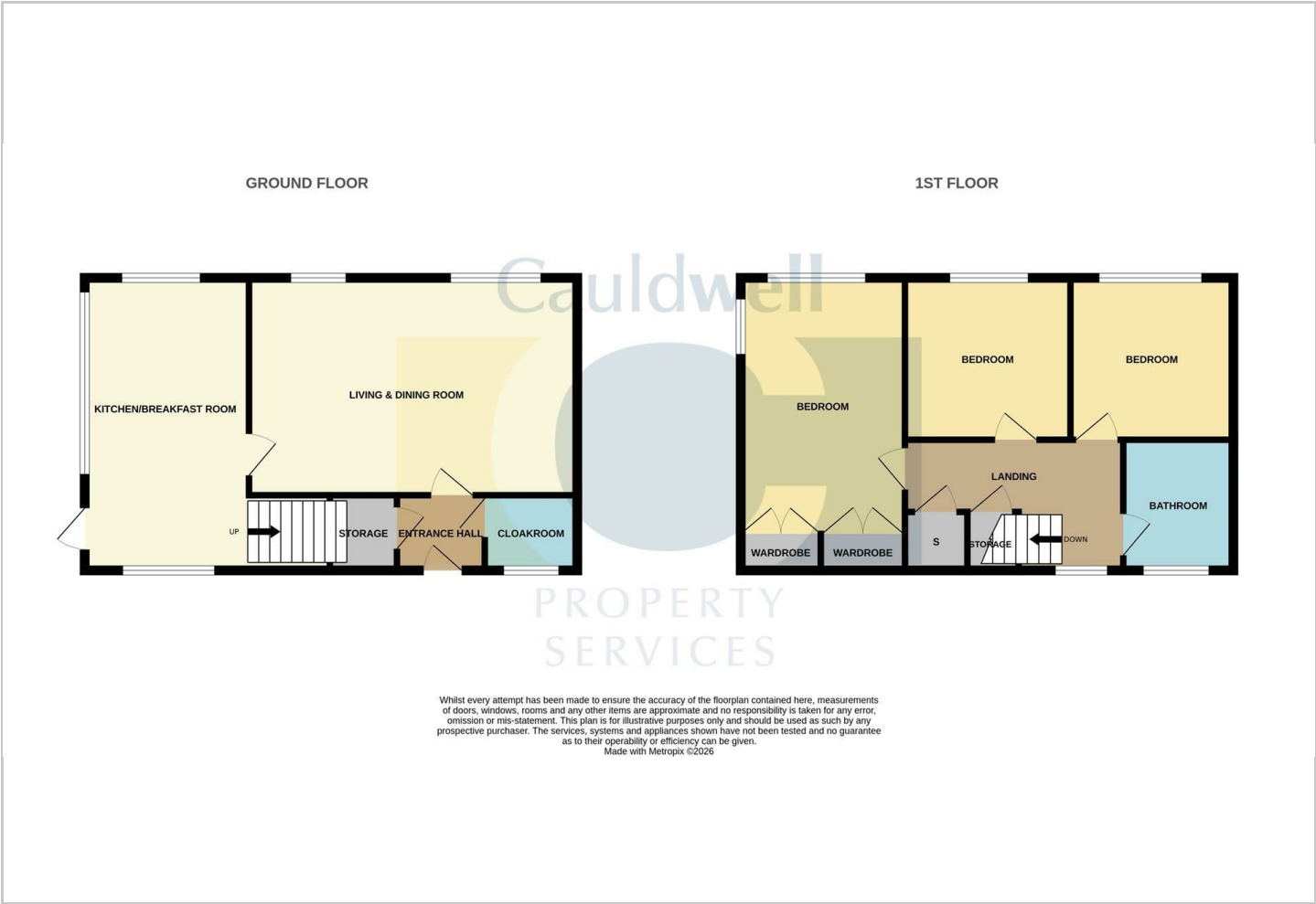
Hybrid Map



Terrain Map



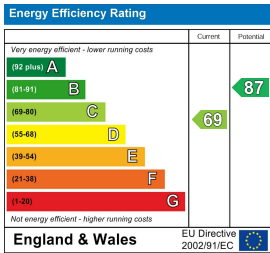
Floor Plan



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



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