Cauldwell

PROPERTY SERVICES

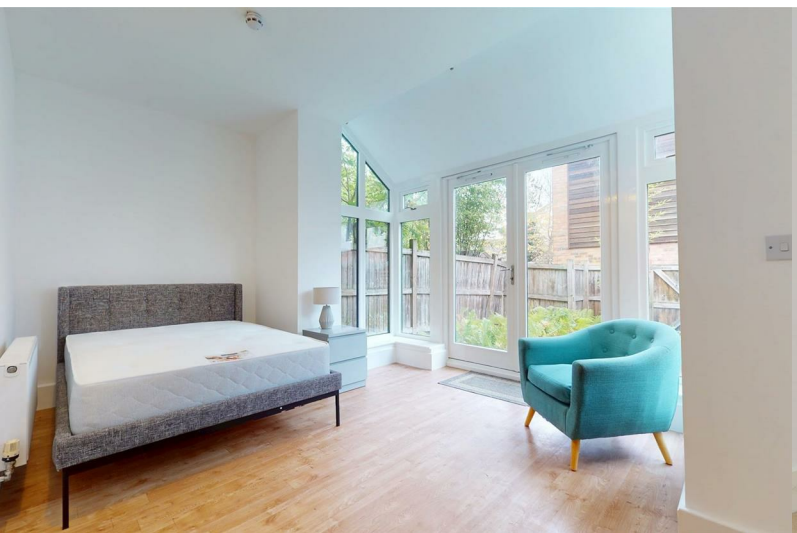


24 Cavan Way

Broughton, Milton Keynes, MK10 9LY

£425,000

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ENTRANCE HALL
Door to front. Stairs to first floor landing. Understairs storage cupboard. Radiator.

KITCHEN/DINING/LIVING SPACE
18'4" x 9'0" (5.61 x 2.75)
Double glazed windows to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, gas hob and extractor hood. Integral fridge freezer and dishwasher. Plumbing for washing machine. LED lighting. Tiled flooring. Radiator.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

ROOM ONE
11'8" x 16'3" (3.58 x 4.96)
Double glazed Vaulted bay to rear. Double glazed French doors to rear leading to paved and lawned garden area.

ROOM TWO (a)
9'0" x 7'8" (2.75 x 2.36)
Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall Stairs to second floor landing. Airing cupboard housing boiler. Storage cupboard.

ROOM TWO (A)
6'11" x 6'7" (2.12 x 2.01)
Double glazed French doors to front leading to balcony with railings, glass balustrade and decking. Internet point. Radiator.

ROOM THREE
8'11" x 14'7" (2.74 x 4.45)
Double glazed window to front. Radiator.

ROOM FOUR
15'8" x 8'11" (4.78 x 2.72)
Double glazed window to rear. Radiator. Built in double wardrobe.

BATHROOM
Double glazed obscure window to rear. Re-fitted suite comprising walk in shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. LED lighting. Part tiled. Heated towel rail.

SECOND FLOOR LANDING
Stairs from first floor. Radiator. Loft space.

ROOM FIVE
17'3" x 9'4" (5.27 x 2.85)
Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE
Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. LED lighting.

ROOM SIX
12'5" x 10'11" (3.81 x 3.34)
Double glazed window to front. Radiator.

GARAGE
Up and over door to front. Parking space to front.

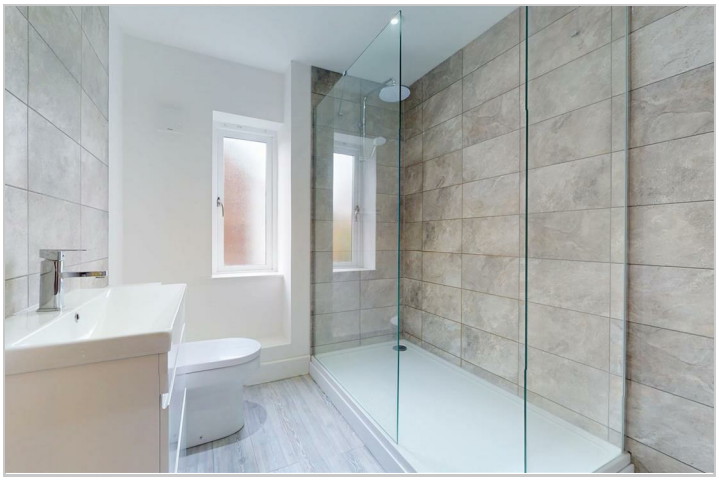
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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

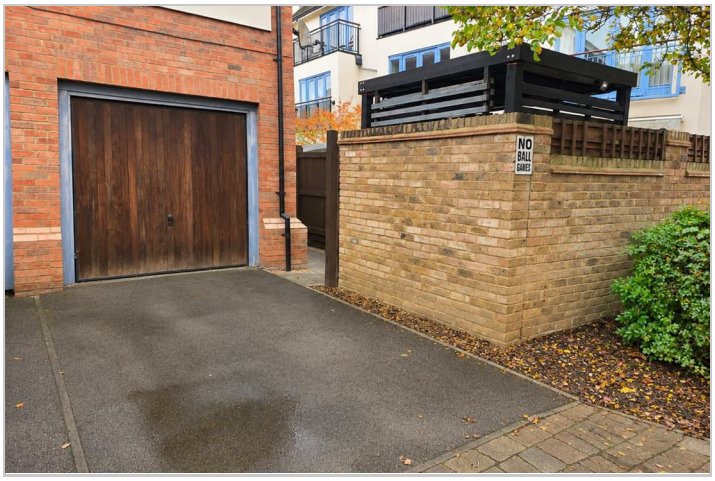
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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.









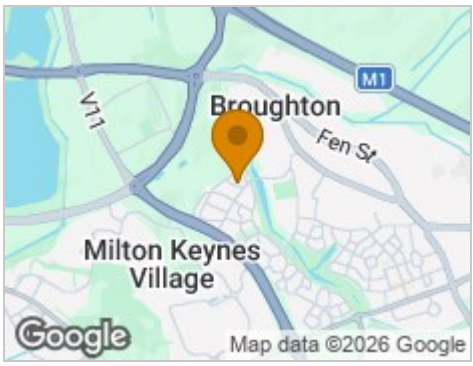
Road Map



Hybrid Map



Terrain Map



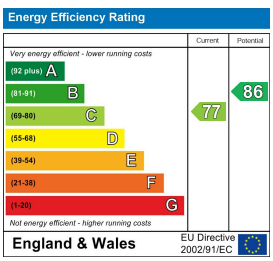
Floor Plan



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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