Cauldwell

PROPERTY SERVICES

94 Warwick Avenue.

Broughton, Milton Keynes, MK10 7AZ

Offers Over £350,000

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ENTRANCE
Entrance through double glazed composite door to the front. Stairs to first floor landing. Radiator.

CLOAKROOM
Frosted double glazed window to the front. Low level wc. Hand wash basin. Radiator. Extractor fan.

LIVING ROOM
16'2" x 9'8" (4.93 x 2.95)
Double glazed window to the front. TV and internet connection points. Radiator. Archway to kitchen dining room.

KITCHEN DINING ROOM
16'6" x 9'4" (5.05 x 2.85)
Double glazed French doors to the rear. Double glazed window to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a stainless steel sink and drainer with mixer tap. Electric oven and gas hob. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Two radiators. Wall mounted central heating boiler. Understair storage cupboard.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to loft space. Airing cupboard.

BEDROOM ONE
9'6" x 9'10" (2.91 x 3.01)
Double glazed window to the front. Radiator. Wardrobe recess space. Door to ensuite.

ENSUITE
Shower cubicle with mains shower. Wash hand basin with mixer tap. Low level wc. Extractor fan. Shaver point. Radiator.

BEDROOM TWO
14'2" x 9'10" (4.34 x 3.0)
Maximum measurements into recess. Double glazed window to the rear. Radiator.

BEDROOM THREE
9'6" x 6'4" (2.90 x 1.94)
Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Frosted double glazed window to the front. Bath with mixer tap and shower over and fitted glass shower screen. Wash hand basin with mixer tap. Low level wc. Extractor fan. Shaver point. Radiator.

FRONT
Front garden with hedge border, paved and laid to lawn.

REAR GARDEN
Mainly laid to lawn. Patio area. Storage shed. Outside tap. Gated access to rear leading to parking.

CONVERTED GARAGE
Double glazed UPVC door to the front. used for storage. Parking 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

Tel: 01908 304480

- 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.

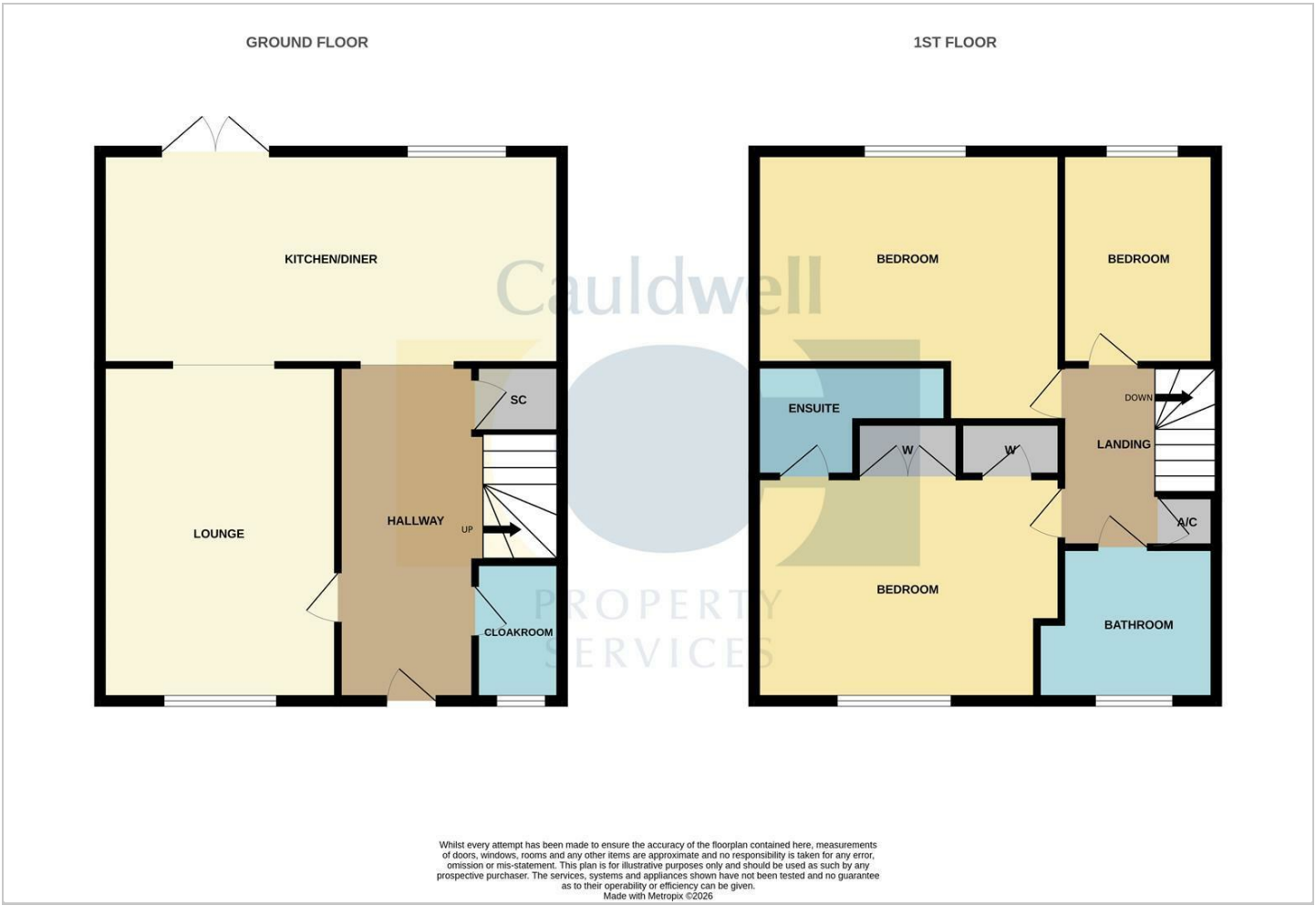
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

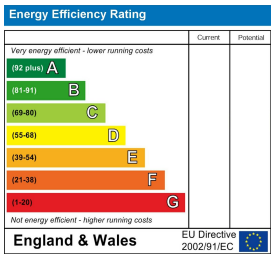
Floor Plan



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.

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