Cauldwell

PROPERTY SERVICES

254 Newport Road, Milton Keynes, MK10 7AP

£210,000

CAULDWELL are delighted to offer for sale this well presented two bedroom coach house, situated within the highly desirable area of Broughton. This property represents an ideal first-time purchase or investment opportunity and is offered for sale with no upper chain.

Broughton is a sought-after residential location benefiting from excellent road connections, making it ideal for commuters. The property is conveniently positioned close to Kingston Shopping Centre, which offers a wide range of popular shops, supermarkets, and restaurants, and lies within catchment for well regarded local schools.

The accommodation briefly comprises; private entrance, stairs rising to the first floor, spacious lounge/dining room, fitted kitchen/breakfast room, two bedrooms and a family bathroom.

Externally the property benefits from a carport to the rear, additional off-road parking and useful storage space.

Viewing is highly recommended to fully appreciate the location and accommodation on offer.

Council tax band: B
Energy rating: B

ENTRANCE HALL
Stairs to first floor. Radiator.

FIRST FLOOR LANDING
Doors to all rooms. Storage cupboard. Airing cupboard. Loft access.

LOUNGE/DINING ROOM 10'2" x 17'7" (3.12 x 5.36)
Two double glazed windows to front. Radiator. Skimmed ceiling Opening to kitchen.

KITCHEN 7'3" x 13'8" (2.21 x 4.17)
Fitted with a range of wall and base units with worksurfaces incorporating and sink unit. Built in oven, four ring gas hob and extractor hood. Plumbing for washing machine and space for fridge freezer. Breakfast bar. Concealed boiler. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM ONE 10'5" x 11'1" (3.18 x 3.40)
Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM TWO 7'1" to 10'3" x 11'2" to 4'7" (2.16 to 3.13 x 3.42 to 1.41)
Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising panelled bath with shower attachment. low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to rear. Skimmed ceiling. Extractor.

OUTSIDE
Driveway and car port parking.

LEASE DETAILS
Vendor advised of a 125 year lease with 106 years remaining. Ground rent £250 a year. Service charge £464 a year and a maintenance charge of £405 a year. Details to be verified.

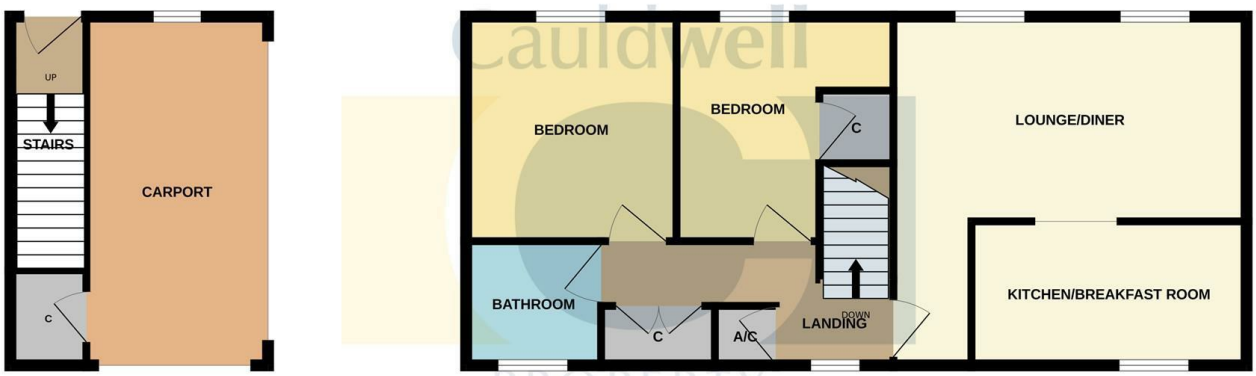
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have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

Floor Plan



TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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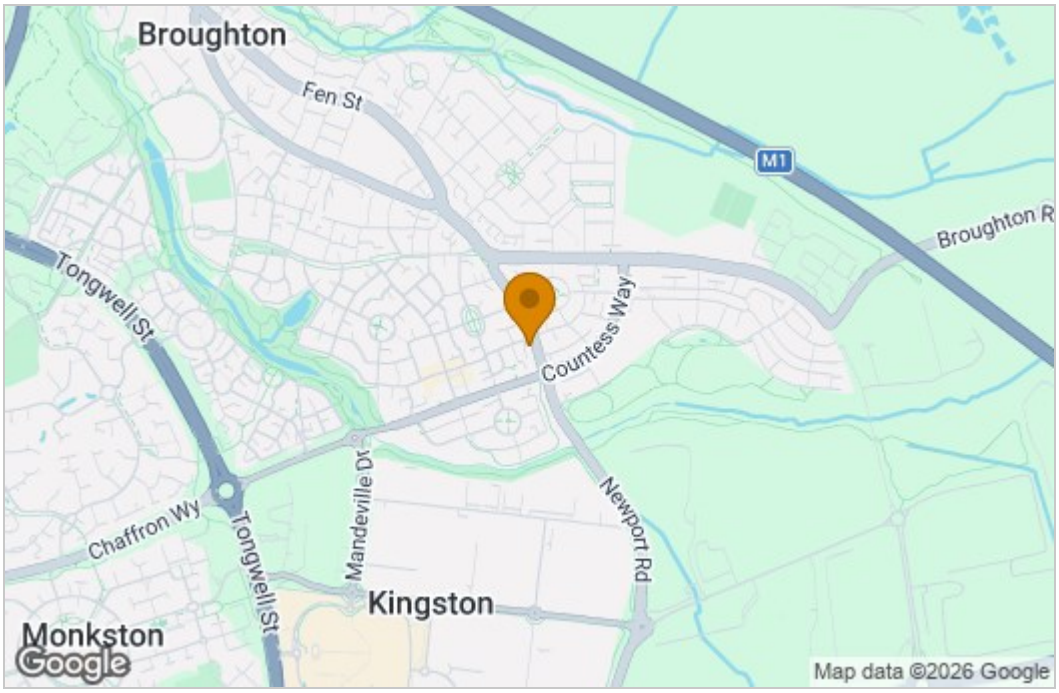
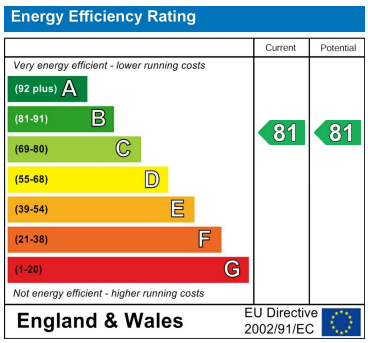
Area Map



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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