



# Cauldwell

PROPERTY SERVICES



## 13 Shepton Road

Broughton, Milton Keynes, MK10 7AH

£435,000





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## ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and recess cistern and wash hand basin. Radiator. Extractor fan.

## KITCHEN/DINING ROOM

17'3" x 6'9" (5.28 x 2.06)

Double glazed window to front with fitted shutters. Fitted range of wall and base units with work surfaces. One and half bowl sink drainer unit. Electric oven, grill and four ring hob with extractor hood over. Integral dishwasher, fridge freezer and washing machine. Under cupboard lighting. Radiator.

## LIVING ROOM

14'4" x 9'8" (4.38 x 2.95)

Double glazed French doors and windows to rear. Television point. Telephone point. Under stairs storage cupboard housing internet point and fuse box.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Storage cupboard with light.

## BEDROOM TWO

14'4" x 9'11" (4.39 x 3.03)

Two double glazed windows to rear. Radiator.

## BEDROOM THREE

14'5" x 9'10" max into recess (4.40 x 3.01 max into recess)

Two double glazed windows to front. Radiator.

## FAMILY BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mains shower and rainfall head, wash hand basin and close coupled wc with recess cistern. Extractor fan. Electric shaver point. Heated towel rail.

## SECOND FLOOR LANDING

Stairs from first floor. Access to loft space.

## BEDROOM ONE

15'4" x 10'9" max (4.69 x 3.29 max )

'L' shaped room

Double glazed window to front. Radiator. Built in wardrobes with mirror sliding doors. Door to ensuite.

## ENSUITE

Double glazed sky light window to rear. Three piece suite comprising shower cubicle with mains shower and rainfall head, wash hand basin and close coupled wc with recess cistern. Electric shaver point. Extractor fan. Heated towel rail.

## FRONT GARDEN

Small front garden with plants and bedding area, continuing along the side of the property..

## CARPORT / DRIVEWAY

To side for two vehicles back to back. Gated access to garden.

## REAR GARDEN

Mainly laid to lawn with patio area. Part walled. Outside tap. UPVC garden shed.

All measurements are approximate. 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.

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Road Map



Hybrid Map



Terrain Map



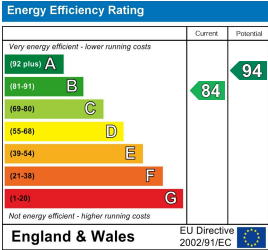
Floor Plan



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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