Cauldwell

PROPERTY SERVICES

135 Warwick Avenue, Milton Keynes, MK10 7BY

£340,000

CAULDWELL are pleased to offer for sale this three bedroom semi detached property situated within the popular development of Broughton. This well presented home briefly comprises; entrance hall, downstairs cloakroom, fitted kitchen/breakfast room and lounge/dining room. On the first floor there are three bedrooms with EN-SUITE SHOWER ROOM to the principal bedroom, and family bathroom with shower. Outside there is allocated parking and a generous size rear garden.

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 M1 motorway. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

Council tax band: C
Energy rating: C

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Door to cloakroom. Door to kitchen and door to living/dining room.

CLOAKROOM
Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tiles. Tiled floor. Radiator.

KITCHEN
Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with stainless steel extractor over. Integrated fridge and freezer, built in dishwasher, splash back tiles. Radiator. Double glazed window to the front.

LIVING/DINING ROOM
Double glazed French doors and double glazed windows either side to the rear garden. Storage cupboard. Two radiators.

FIRST FLOOR LANDING
Doors to all upstairs rooms.

BEDROOM ONE
Double glazed window to the front. Radiator. Door to ensuite.

ENSUITE
Three piece suite. Tiled shower cubicle. Low level wc, wash hand basin. Mirrored wall cabinet. Radiator.

BEDROOM TWO
Double glazed window to the rear. Radiator.

BEDROOM THREE
Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Panelled with with wall mounted shower. Low level wc, wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to the rear.

REAR GARDEN
Enclosed rear garden mainly laid to lawn. Wooden fence panel surround. Gated rear access.

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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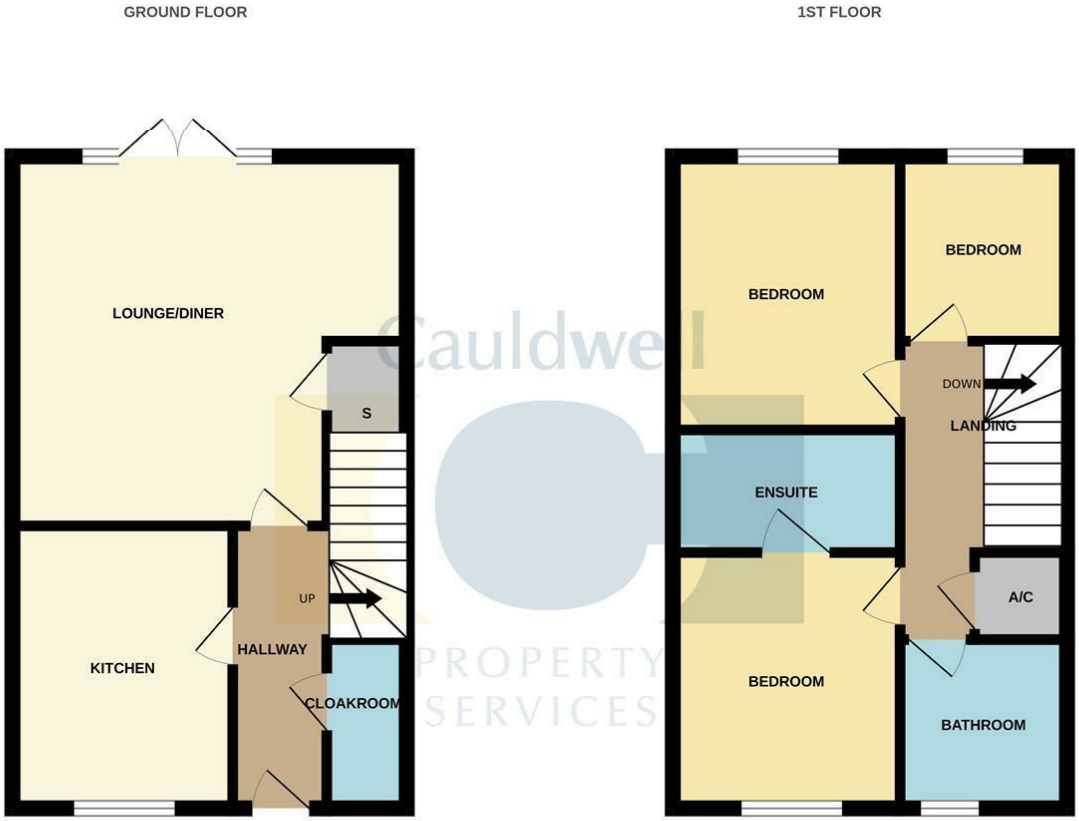
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

6. Photography
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.

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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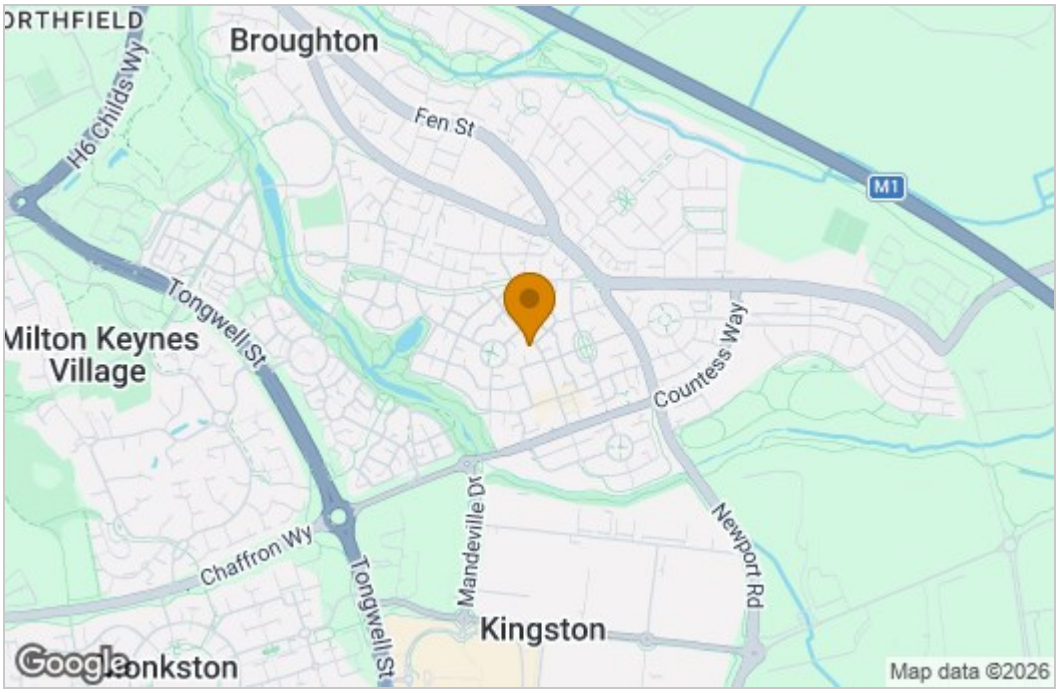
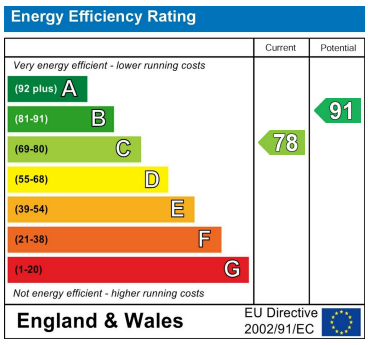
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk