



Cauldwell

PROPERTY SERVICES



1 Somerset Walk

Broughton, Milton Keynes, MK10 7BZ

£410,000



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ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing.

CLOAKROOM

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

KITCHEN

9'8" x 6'2" (2.96 x 1.89)

Double glazed window to front. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and gas hob with extractor hood over. Space for fridge freezer. integral dishwasher and washing machine. Wall mounted combination boiler.

LIVING/DINING ROOM

13'6" x 13'2" max (4.13 x 4.02 max)

Double glazed French doors and windows to rear. Radiator. Television and internet point. Understairs storage cupboard.

FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing.

BEDROOM TWO

13'2" x 8'11" (4.02 x 2.73)

Two double glazed windows to rear. Radiator. Built in wardrobe.

BEDROOM THREE

13'2" x 7'10" (4.02 x 2.41)

Two double glazed windows to front. Built in overstairs storage cupboard.

BATHROOM

Three piece suite comprising bath with mains shower and screen, low level wc and wash hand basin. Extractor fan. Heated towel rail. Shaver point. Tiled walls.

SECOND FLOOR LANDING

Stairs from first floor. Double glazed sky light window to front. Eaves storage cupboard. Radiator.

BEDROOM ONE

13'3" x 9'8" (4.04 x 2.96)

Double glazed French doors to rear with Juliette balcony. Television and telephone point. Radiator. Door to ensuite.

ENSUITE

Double glazed sky light window to front. Three piece suite comprising shower cubicle with electric shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Shaver point. Tiled walls.

FRONT GARDEN

Hardstanding side by side parking for two cars.

REAR GARDEN

Laid to artificial lawn with decking area and patio area. Timber shed. Outside tap.. Gated access 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.



Road Map



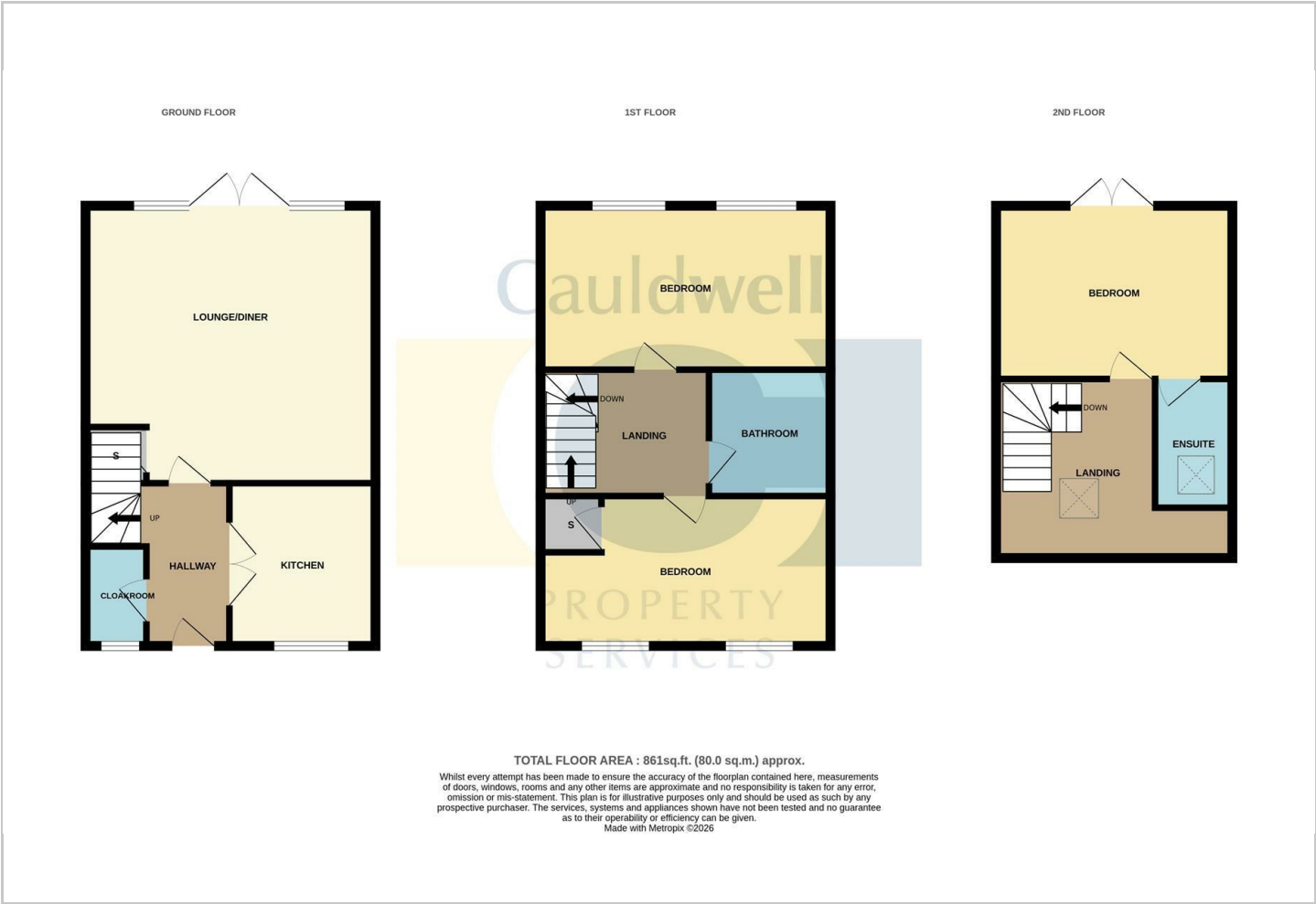
Hybrid Map



Terrain Map



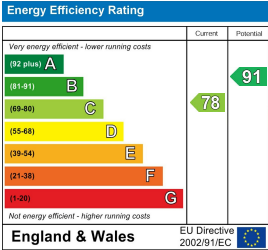
Floor Plan



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.