Cauldwell

PROPERTY SERVICES

7 Tanfield Lane

Broughton, Milton Keynes, MK10 9NH

£199,995

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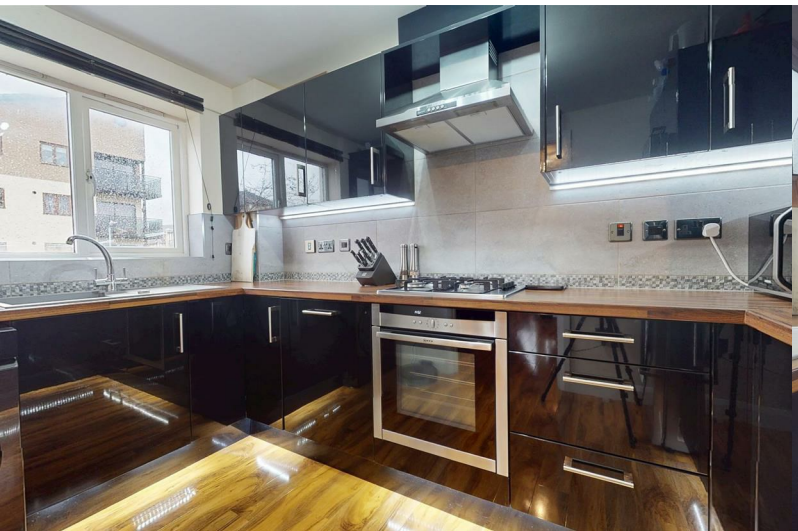

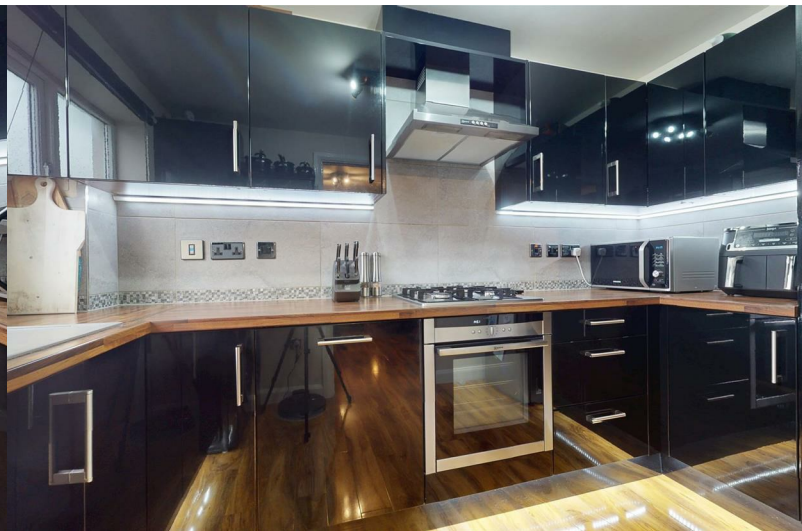

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ENTRANCE HALL

Door from communal hallway. Secure entry phone system. Storage cupboard housing internet point. Radiator. Laminate flooring.

LIVING ROOM

20'4" x 10'10" (6.20 x 3.31)

Two double glazed windows to front. Double glazed doors to front and side leading to corner balcony. Television point. Radiator. Doorway to kitchen.

CORNER BALCONY

Iron railings. Decked flooring. Glass balustrades to two sides.

KITCHEN

10'6" x 7'2" (3.21 x 2.19)

Double glazed window to front. Fitted with a modern range of wall and base units with worksurfaces. Tiled splash backs, upstands and window ledge. Neff electric oven, four ring hob and extractor. Space for fridge freezer and integral dishwasher. Under cupboard lighting. Replacement combination boiler. Laminate flooring.

BEDROOM ONE

14'6" x 8'2" (4.43 x 2.49)

Double glazed window to side. Radiator.

BEDROOM TWO

14'2" x 6'9" (4.33 x 2.08)

Double glazed window to side. Radiator.

BATHROOM

Fitted with a modern three piece suite comprising double shower cubicle with mains shower and additional shower attachment, inset shelving and floor drainer, wash hand basin in vanity surround with close coupled wc. Two storage cabinets with power, LED lighting. Extractor fan. Heated towel rail. Under floor heating. Tiled walls and flooring.

OUTSIDE

Bike and bin store.

GARAGE

Up and over door to front. Off road parking to front of garage.

At the time of preparing these details we were unable to verify the lease, maintenance charges. The ground rent is £120.40 per month. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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.

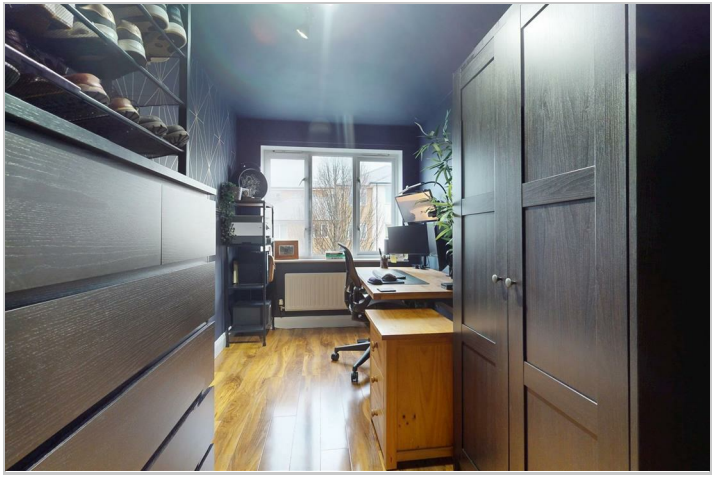
The above details have been submitted to our clients

Tel: 01908 304480

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

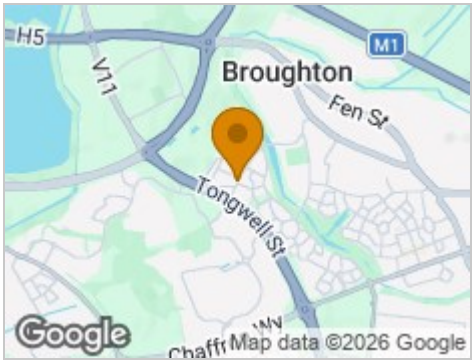
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



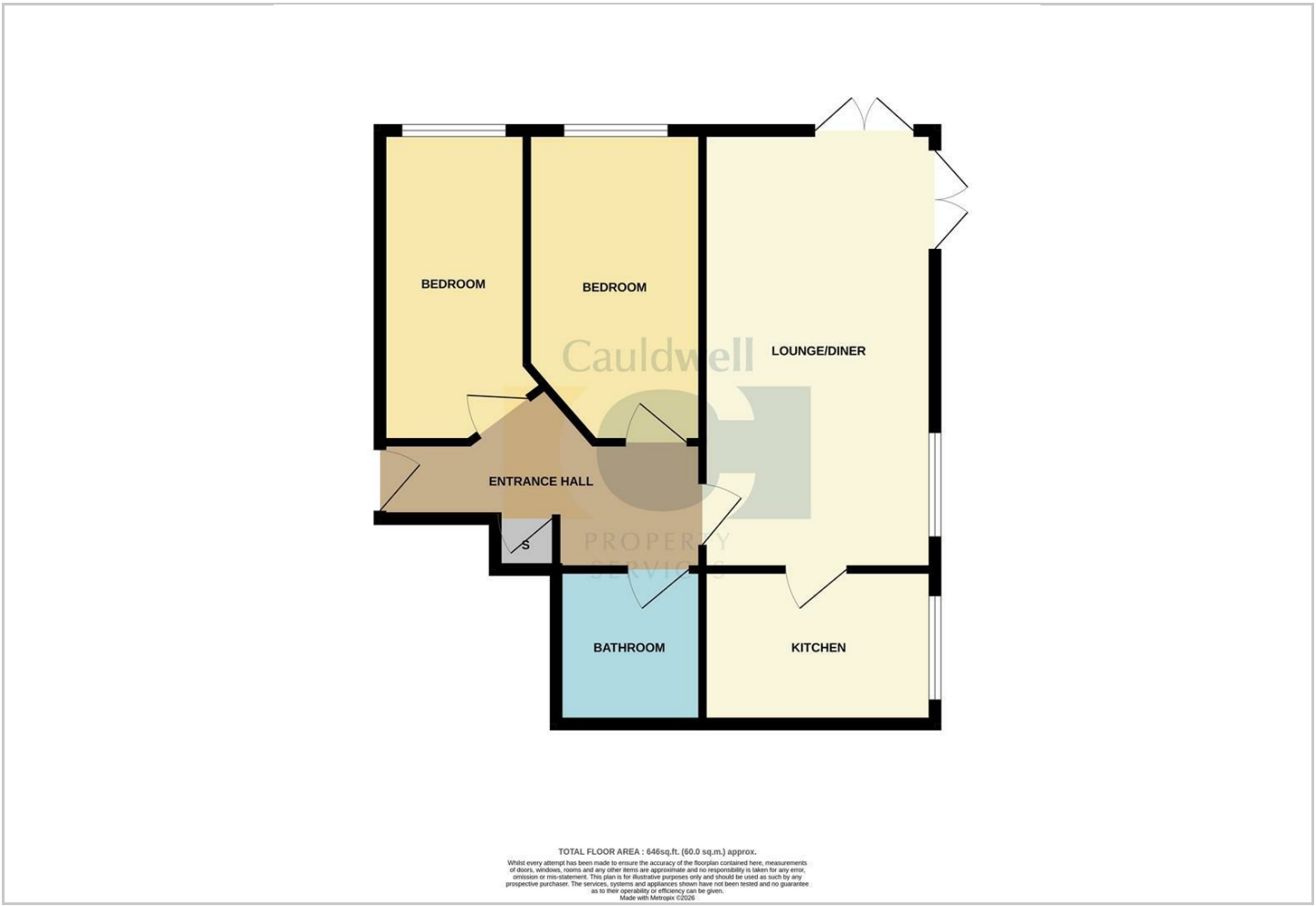
Road Map

Hybrid Map

Terrain Map



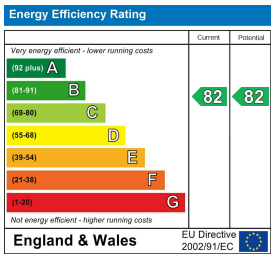
Floor Plan



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.

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