



Connells

Cavan Way
Broughton Milton Keynes



Property Description

Connells are pleased to bring to the market this three-bedroom terraced town house property situated on the fringes of Broughton with Kingston shopping centre nearby, good school catchment and easy access to main road links including the M1. The property is offered for sale with the benefit of NO UPPER CHAIN and in brief comprises of Entrance Hall. Cloakroom, Lounge/Diner, Kitchen, Conservatory, three bedrooms one with an en-suite and a family bathroom. The property also benefits from a good size rear garden and allocated parking.

VIEWING IS HIGHLY RECOMMENDED
CALL 01908 691606 NOW.

Entrance Hall

Door to front. Wall mounted radiator. Stairs to first floor.

Cloakroom

Double glazed window to front aspect. Two-piece suite to comprise of vanity wash hand basin and low-level WC. Wall mounted radiator.

Lounge/Diner

13' 10" max x 13' 5" max (4.22m max x 4.09m max)

Double glazed patio doors leading to conservatory. Understairs storage cupboard. TV and telephone points. Wall mounted radiator.

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Double glazed window to front. Fitted kitchen with range of wall and base units with worksurfaces over. One and half sink drainer with mixer taps. Part tiled walls. Wall mounted radiator. Built in electric hob, oven and extractor hood over. Built in fridge/freezer. Space for washing machine. Central heating boiler.

Conservatory

12' 11" x 7' 1" (3.94m x 2.16m)
Brick built with corrugated roof. Wall mounted radiator.

First Floor

Landing

Airing cupboard. Stairs to second floor. Doors to bedrooms 2 and 3 and shower room. Wall mounted radiator.

Bedroom Two

13' 4" x 7' 3" (4.06m x 2.21m)
Double glazed window to rear. Wall mounted radiator. Telephone point.

Bedroom Three

11' max x 8' 1" max (3.35m max x 2.46m max)
Double glazed window to front. Wall mounted radiator. Built in wardrobes. TV and telephone point.

Shower Room

Three-piece suite to comprise of walk-in double shower cubicle, low level WC and vanity wash hand basin. Wall mounted radiator.

Second Floor

Landing

Double glazed Velux window to front aspect. Door to Master Bedroom One.

Master Bedroom One

Irregular Shaped Room 9' 6" Not into recess x 8' 3" not into recess (2.90m Not into recess x 2.51m)
Double glazed window to rear aspect. Storage in loft. Wall mounted radiator.

En-Suite Bathroom

Double glazed Velux window to front aspect. Three-piece suite to comprise of single panelled bath with mixer taps, vanity wash hand basin, and low-level WC. Heated towel rail. Part tiled. Shaver point. Extractor fan.

Outside Front

Brick wall with iron fencing and artificial lawn. Storage cupboard. Outside tap and path to front door.

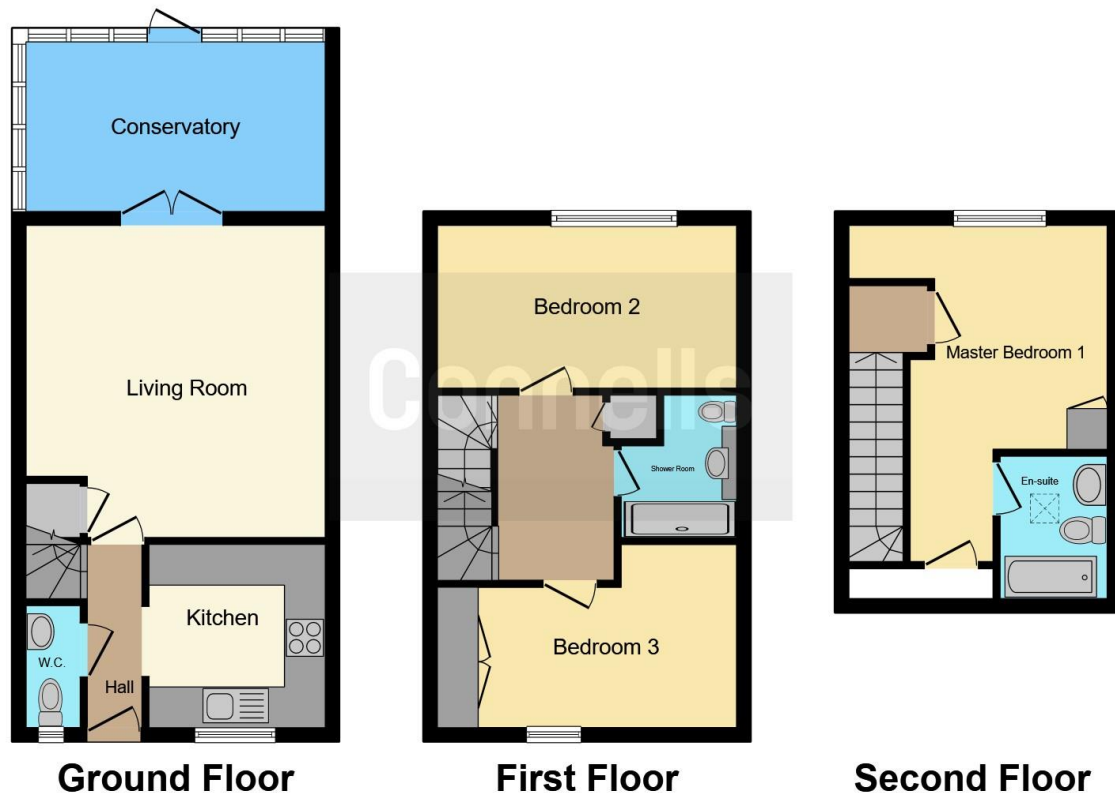
Rear Garden

Enclosed timber fence and brick wall. Patio area. Mainly laid to lawn. Gated access to rear. Water butt.

Parking

Allocated parking to rear as advised by Vendor.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/WNT307532

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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