



Cauldwell

PROPERTY SERVICES



30 Poppy Avenue

Broughton, Milton Keynes, MK10 7AS

£399,999



30 Poppy Avenue

Broughton, Milton Keynes, MK10 7AS

£399,999



ENTRANCE HALL

Double glazed door to front. Radiator. Stairs to first floor. Telephone point. Amtico flooring. Door to living room and cloakroom.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled WC and wash hand basin. Heated towel rail. Amtico flooring.

KITCHEN

11'1" x 7'6" (3.39 x 2.31)

Double glazed window to front. Arch to living/dining room. Fitted with a range of wall and base units with work surfaces with sink drainer. Electric oven, four ring hob and extractor. Integrated fridge freezer, washer dryer and dishwasher. Wall mounted boiler. Over cupboard lighting. Radiator. Amtico flooring.

LIVING/DINING ROOM

15'8" x 14'7" (4.78 x 4.46)

Double glazed French doors and windows to rear. Two radiators. Television point. Understairs storage cupboard. CAT5 network socket. Amtico flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Airing cupboard with hot water cylinder.

BEDROOM TWO

14'7" x 12'9" max (4.46 x 3.89 max)

Two double glazed windows to rear. Two radiators. CAT5 network socket.

BEDROOM THREE

14'1" x 7'7" (4.30 x 2.33)

Double glazed window to front. Radiator. CAT5 network socket.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising double spa jacuzzi shower cubicle with mains shower, wash hand basin and close coupled WC. Electric shaver point. Heated towel rail. Extractor fan. Tiled walls.

SECOND FLOOR LANDING

Double glazed skylight window to rear with fitted blind. Door to main bedroom.

BEDROOM ONE

14'7" x 12'11" max (4.47 x 3.94 max)

Double glazed window to front. Two radiators. Built-in shelving storage. Access to loft space. CAT5 network socket. Door to ensuite.

ENSUITE

Double glazed skylight window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled WC. Heated towel rail. Extractor fan. Electric shaver point.

FRONT GARDEN

Small enclosed garden area.

REAR GARDEN

A landscaped low maintenance garden with large shaped Indian sandstone patio, shingle stone bedding areas, raised flower beds, feature beds, timber shed and summer house. Gated access to side and rear.

GARAGE

Up and over door. Door to rear.

CARPORT & ALLOCATED PARKING

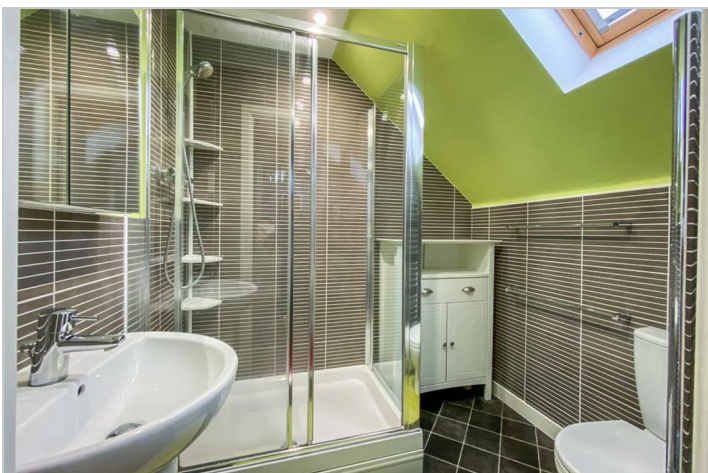
Off-road parking for one car with allocated space behind and carport parking to side.

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.

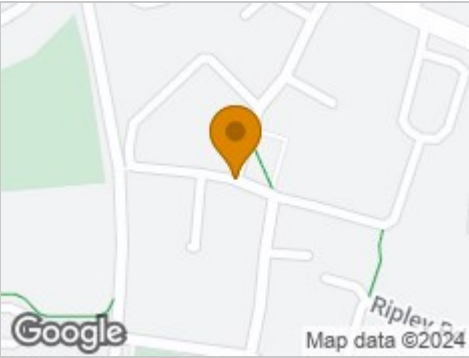
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

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



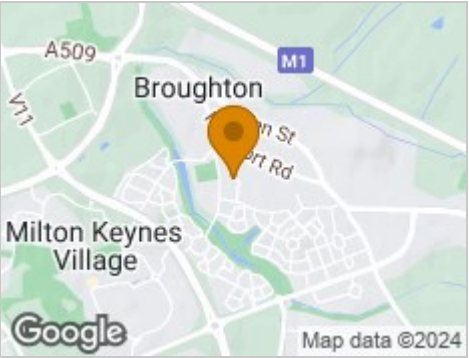
Road Map



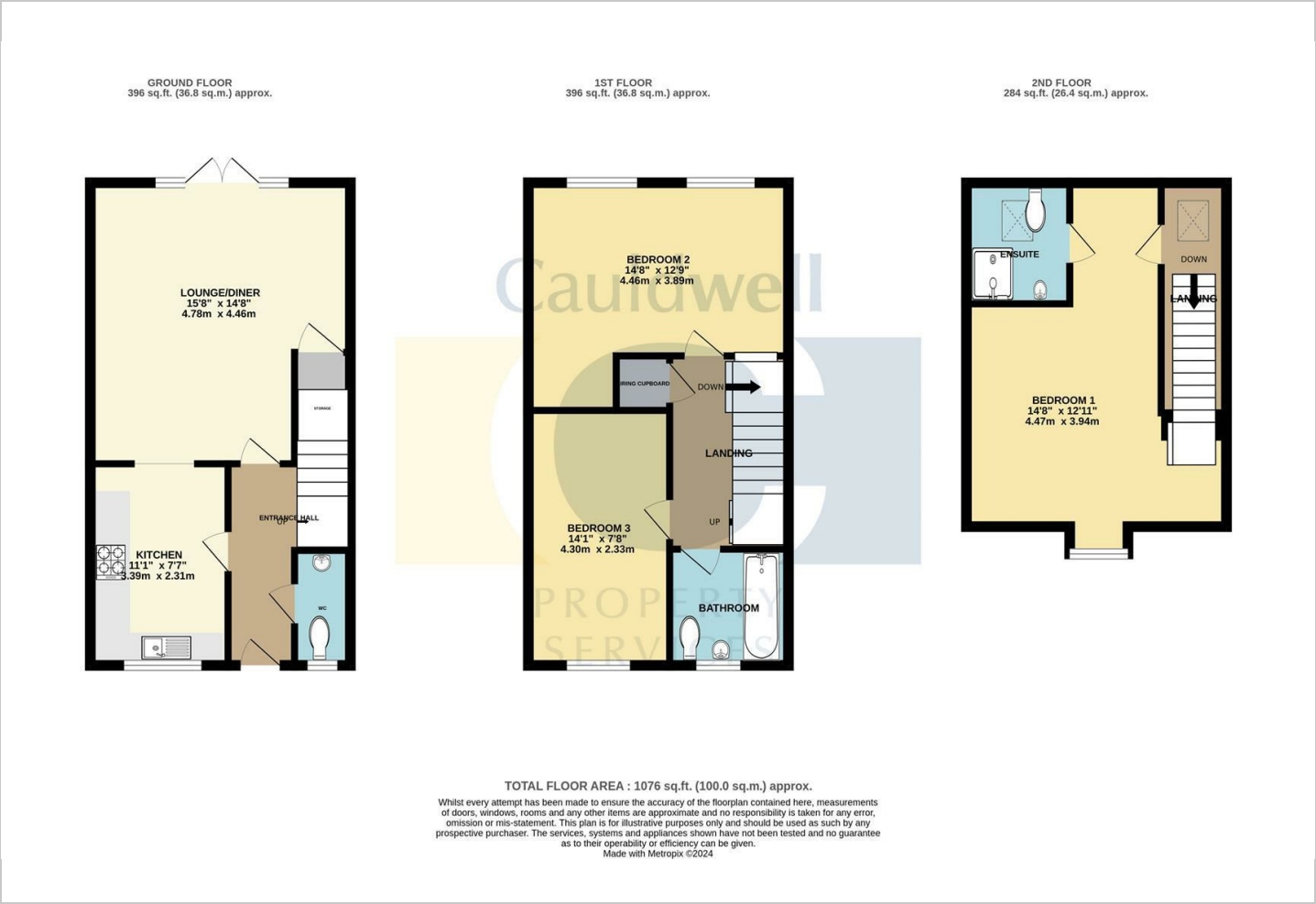
Hybrid Map



Terrain Map



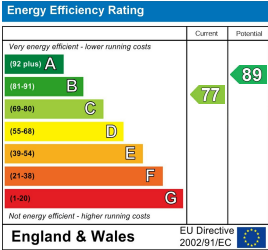
Floor Plan



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.