



# Cauldwell

PROPERTY SERVICES



## 24 Laxfield Drive

Broughton, Milton Keynes, MK10 9NQ

£195,000



# 24 Laxfield Drive

Broughton, Milton Keynes, MK10 9NQ

£195,000



## ENTRANCE HALL

Door leading to kitchen/lounge/dining room, bedrooms one, two and family bathroom and storage cupboard. Coving to skimmed ceiling. Part laminate flooring. Intercom entry system. Radiator.

## OPEN PLAN KITCHEN/LOUNGE

13'9" x 12'2" (4.2 x 3.7)

Double glazed Juliette balcony to the side. Double glazed window to the side. Television point. Telephone point. Laminate flooring. Coving to skimmed ceiling. Radiator.

## KITCHEN AREA

11'2" x 7'7" (3.4 x 2.3)

Double glazed window to the front. Double glazed window to the side. Fitted with a range of wall and base units. Work surface incorporating stainless steel sink, gas hob with electric oven and extractor fan. Integrated slim line dishwasher. Plumbing for washing machine. Integrated microwave and fridge/freezer. Splash back tiles, tiled flooring. Skimmed ceiling.

## BEDROOM ONE

14'9" x 10'2" (4.5 x 3.1)

Maximum measurement. Double glazed window to front. Fitted double wardrobe. Laminate flooring. Television point. Telephone point. Coving to skimmed ceiling. Radiator. Door to en suite.

## ENSUITE

Three piece suite. Corner shower cubicle. Part tiled walls. Tiled flooring. Electric shaver point. Extractor fan radiator.

## BEDROOM TWO

10'6" x 8'10" (3.2 x 2.7)

Double glazed Juliette balcony to the front. Laminate flooring. Telephone point. Coving to skimmed ceiling. Radiator.

## FAMILY BATHROOM

Three piece suite with shower over bath. Part tiled walls. Tiled flooring. Electric shaver point. Skimmed ceiling. Extractor fan. Radiator.

## OUTSIDE

Allocated off road parking.

## LEASE DETAILS

The owner informs us there are 107 years left on the lease, the service charge is £1170 pa and the ground rent is £165pa.

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

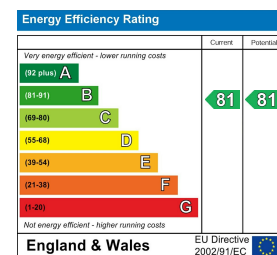


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.