



143 Warwick Avenue, Milton Keynes, MK10 7BY
Offers Over £350,000

CAULDWELL are pleased to offer this three bedroom semi detached property situated within the popular development of Broughton. This well presented home briefly comprises; entrance hall, downstairs cloakroom, fitted kitchen/breakfast room and lounge/dining room. On the first floor there are three bedrooms with EN-SUITE SHOWER ROOM to the principal bedroom, and family bathroom with shower. Outside there is allocated parking and a generous size rear garden.

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 M1 motorway. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

Council tax band: C
Energy rating: C

ENTRANCE HALL

Entrance door. Stairs to first floor. Tiled flooring. Door to cloakroom, kitchen/breakfast room and lounge diner.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator.

KITCHEN/BREAKFAST ROOM 10'5" x 8'2" (3.18 x 2.49)

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurface incorporating sink with mixer tap and cutlery drainer. Fitted oven and hob with extractor fan. Plumbing for washing machine. Tiled flooring. Radiator. Space for fridge freezer.

LIVING ROOM/DINING ROOM 15'0" x 13'7" (4.57 x 4.14)

Door to rear garden. Radiator. Television point. Storage cupboard.

FIRST FLOOR LANDING

Access to loft with light. Door to all rooms.

BEDROOM ONE 9'5" x 8'4" (2.87 x 2.54)

Double glazed window to front aspect. Radiator. Recess area.

ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Tiled splash backs. Radiator.

BEDROOM TWO 10'1" x 8'4" (3.07 x 2.54)

Double glazed window to rear aspect. Radiator. Television point.

BEDROOM THREE 6'10" x 6'6" (2.08 x 1.98)

Double glazed window to rear aspect. Radiator. Laminate flooring.

BATHROOM

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath with shower above and shower screen, low level wc and wash hand basin. Tiled splash backs. Radiator.

REAR GARDEN

A generous size enclosed rear garden, mainly laid to lawn with patio area.

FRONT GARDEN

Path to front.

ALLOCATED PARKING

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.

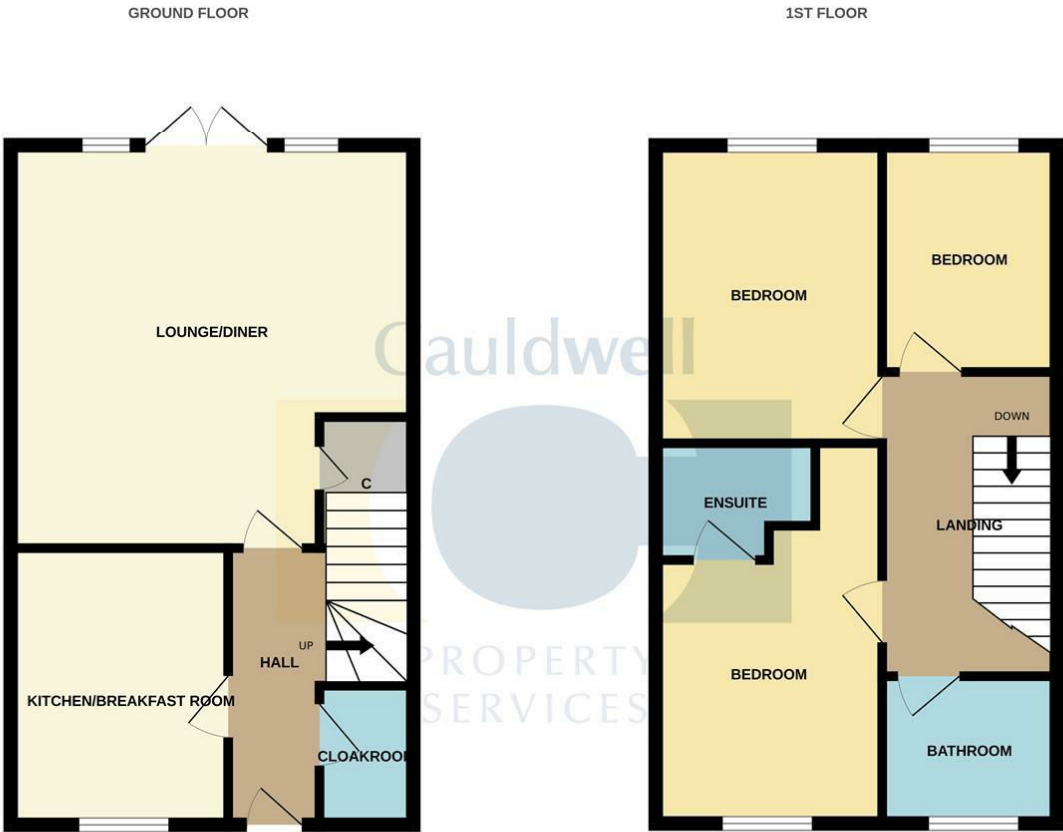
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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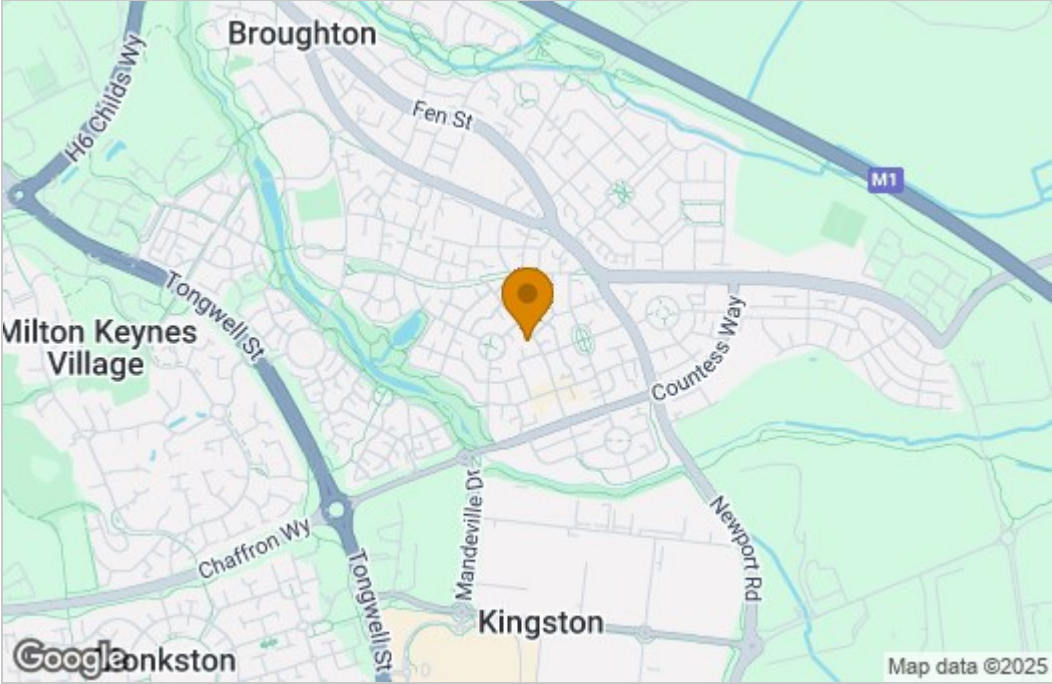
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

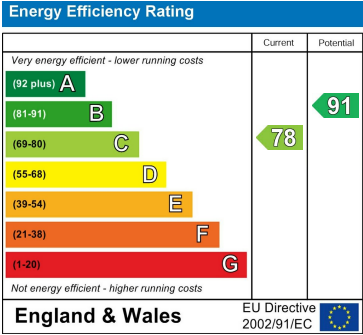


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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