

Cauldwell

PROPERTY SERVICES



21 Gloucester Gate

Broughton, Milton Keynes, MK10 7BX

£535,000



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ENTRANCE HALL

Double glazed composite door to side. internet point. Stairs to first floor with understairs storage. Radiator.

FAMILY ROOM

16'2" x 9'8" (4.94 x 2.97)

Double glazed window to side. Double glazed French doors and window to rear. Two radiators. Television point.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

KITCHEN/DINING ROOM

13'3" x 16'1" (4.05 x 4.92)

Double glazed window to front and side with fitted shutters. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and five ring gas hob with extractor hood over. Plumbing for dishwasher and washing machine. Space for American style fridge freezer. Under cupboard lighting. Radiator. Wall mounted boiler.

FIRST FLOOR LANDING

Stairs to second floor landing. Radiator. Airing cupboard.

LIVING ROOM

18'2" x 13'3" max into bay (5.54 x 4.06 max into bay)

Double glazed bay window to front and side with fitted shutters. Two radiators. Television point. Double door to study.

STUDY

8'1" x 9'4" (2.47 x 2.87)

Double glazed French doors to front with Juliette balcony. Radiator.

BEDROOM FOUR

14'4" x 8'11" max (4.37 x 2.73 max)

Double glazed windows to rear and side. Two radiators. Two sets of built in double wardrobes.

BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath, shower cubicle with mains shower., wash hand basin and close coupled wc. Radiator. Extractor fan.

SECOND FLOOR LANDING

Stairs from first floor landing. Access to loft space. Radiator.

BEDROOM ONE

14'1" x 16'2" max (4.31 x 4.94 max)

Double glazed window to side. Double glazed French doors to front leading to balcony area. Fitted wardrobes. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower., wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator.

BEDROOM TWO

12'9" x 11'3" max (3.89m x 3.43m max)

Double glazed window to rear. Radiator.

BEDROOM THREE

11'11" x 9'6" (3.65 x 2.91)

Double glazed window to rear and side. Radiator. Jack and Jill door to bathroom.

BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Door to bedroom three.

FRONT GARDEN

Mature shrubs and trees with wrought iron railings.

GARAGE

Up and over door to front. Power and light.

Tel: 01908 304480

CAR PORT

Parking for two vehicles.

REAR GARDEN

Landscaped and matured with rear patio area and lawn. Further circular patio with mature flower beds, borders and foliage. Gated access to front. Gated access to driveway. Outside tap. Timber shed. Part walled.

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 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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



Road Map



Hybrid Map



Terrain Map



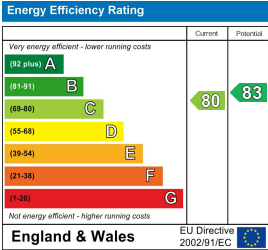
Floor Plan



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.