



Cauldwell

PROPERTY SERVICES



80 Staverton Grove

Broughton, Milton Keynes, MK10 9QT

£205,000



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ENTRANCE HALL

OPEN PLAN LOUNGE DINING AREA

French doors to the balcony. Double glazed window to rear aspect. Wood effect flooring. Radiator. leading to the kitchen.

FITTED KITCHEN

Fitted with a range of wall and base units with worksurface incorporating a sink with a mixer tap. Fitted oven and hob with extractor fan. Integrated fridge freezer, integrated dishwasher. Tiled splash back.

BEDROOM ONE

Double glazed window to rear aspect. Radiator. Door to en-suite shower room

EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle with a shower. Low level wc and a wash hand basin. Heated towel rail. Tiled.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Three piece suite comprising paneled bath. Low level wc and a wash hand basin. Tiled. Heated towel rail.

BALCONY

ALLOCATED PARKING

Allocated parking for one car.

2. Vendor Approval

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.

3. Mortgage

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.

COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/init.asp>



Road Map



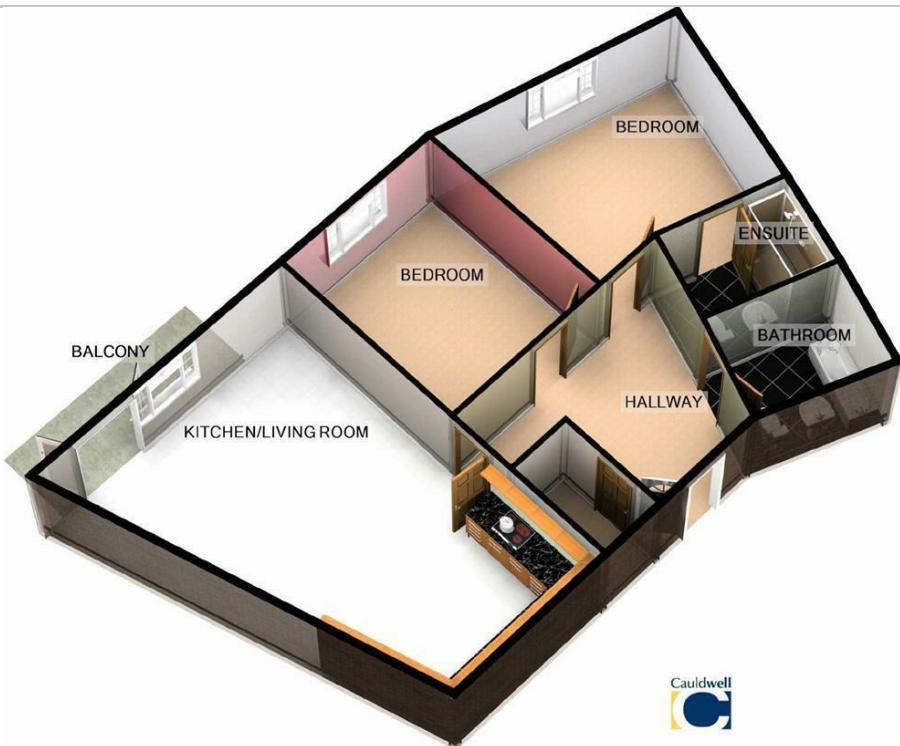
Hybrid Map



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
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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.