## PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

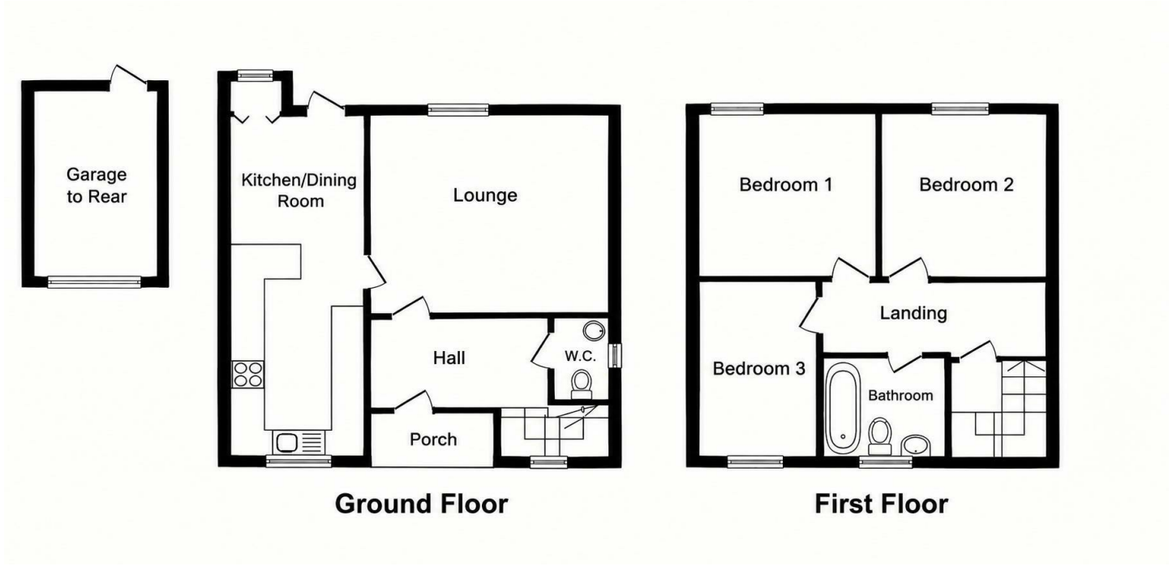
## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

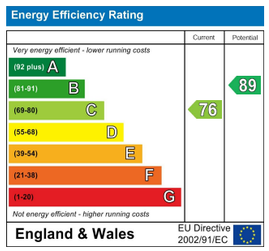
## HOW TO GET THERE

From M1 Junction 14, take the exit signed A509 towards Milton Keynes and continue south towards the roundabout at Northfield. Take the exit onto Fen Street, then continue towards Broughton. Follow Fen Street to the junction with Broughton Road and continue towards Broughton village. Follow local signs for Milton Road, then turn onto the residential roads serving Cadeby Court.

## DIOSA/101026SA0507




You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.




PrimeLocation.com
rightmove.co.uk The UK's number one property website
ARLA Association of Residential Letting Agents

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

# 1, Cadeby Court Broughton, Milton Keynes, MK10 9LE



# For Auction, Guide £330,000+

** FOR SALE BY ONLINE AUCTION TUESDAY 1st DECEMBER ** GUIDE PRICE £330,000+ ** BIDDING OPENS FROM MONDAY 30TH NOVEMBER FROM 1:00 PM ** VIEWINGS BY APPOINTMENT ** NEXT SLOT 14/11/26 12:00 PM TO 12.30 PM ** PLEASE CALL **

This well-presented modern detached house offers exceptional value and is located in the popular area of Broughton, just a few miles from Milton Keynes Central. The property features a generously sized, well-equipped fitted kitchen/diner (23ft), a separate lounge, a ground-floor cloakroom, three bedrooms and a family bathroom. Externally, there is an attractive rear garden and a garage to the rear with direct access. Offered with vacant possession, this property would make an appealing home for an owner-occupier or an excellent investment opportunity for a landlord seeking a property capable of commanding a premium rental income.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

auctionhouse/northantsbedsandbucks

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

# 1 Cadeby Court, Broughton, Milton Keynes, MK10 9LE

## ACCOMMODATION

### STORM PORCH
Double glazed front door to

### ENTRANCE HALL
Stairs to 1st floor, laminate flooring, radiator, door to

### CLOAKROOM
With WC, corner sink, radiator and extractor fan

### LOUNGE
15'6 x 12'5
Double glazed window to rear, radiator, laminate flooring, door to



### KITCHEN/DINER
12'8 x 8'5
Double glazed window to front, double glazed window and door to rear. Fitted kitchen with a range of wall and base units, sold wood worktops, composite sink unit, tiled splashbacks, integrated oven, hob, filter hood, dishwasher, machine and fridge freezer. Radiator, space for dining table and chairs.



### LANDING
Storage cupboard, loft access, door to

### BEDROOM ONE
11'4 x 11'4
Double glazed window to rear, radiator, laminate floor.



### BEDROOM TWO
11'4 x 9'4
Double glazed window to rear, radiator, laminate floor.



### BEDROOM THREE
9'8 x 7'8
Double glazed window front, radiator, laminate floor.



### BATHROOM
6'6 x 6'2
Double glazed window to front, bath with shower/mixer tap, wc, sink unit, fully tiled walls, extractor fan, heated towel rail.



## OUTSIDE



### REAR GARDEN
Enclosed rear garden with patio area and lawn. Gated rear access, door to garage, access to side lean to.



### LEAN-TO SHED
14'2 x 6'8
Timber framed storage area to the side of the property.

### GARAGE
16'3 8'10
With light & power. Garage situated to the rear of the property.



### PARKING
On street parking and parking bays intended for residents.

### MANAGEMENT
The property is freehold but may be subject to estate or management charges, as it is situated within a modern development. Such charges are common in modern housing developments. However, as our client is an asset manager, we have not been provided with any information regarding the fees that may apply. Please refer to the legal pack for any further information or clarification.

### SERVICES
No appliances or services have been tested

### COUNCIL TAX
Band D, Milton Keynes Council