Cauldwell

PROPERTY SERVICES



14 Poppy Avenue

Broughton, Milton Keynes, MK10 7AS

£495,000

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ENTRANCE HALL
17'7" x 6'3" (5.37 x 1.92)
Double glazed door to front. Radiator. Stairs to first floor landing with understairs storage cupboard.

LIVING ROOM
15'5" x 12'2" (4.71 x 3.73)
Double glazed windows to front and side. Television point. Radiator.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

KITCHEN/DINING ROOM
19'0" x 11'0" (5.80 x 3.36)
Double glazed French doors and window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Gas and electric cooker point. Space for fridge freezer. Plumbing for dishwasher. Radiator. Central heating boiler. Door to utility room.

UTILITY ROOM
7'1" x 4'2" (2.17 x 1.28)
Double glazed door to side. Worksurfaces. Plumbing for washing machine and space for tumble dryer. Radiator.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Stairs to second floor.

BEDROOM ONE
16'11" x 11'1" (5.18 x 3.38)
Double glazed window to rear. Double glazed French doors to Juliette balcony to rear. Radiator.

ENSUITE
Double glazed obscure window to side. Three piece suite comprising shower cubicle with shower, wash hand basin and close coupled wc. Lit mirror and shaver point. Extractor fan. Radiator.

BEDROOM TWO
13'1" x 12'3" (4.00 x 3.74)
Double glazed French doors to front leading to balcony. Radiator.

BALCONY
Decked flooring. Wrought iron railings to front and side.

BEDROOM FIVE / OFFICE
7'1" x 6'10" (2.18 x 2.09)
Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising bath with mains shower and screen with wash hand basin and close coupled wc. Extractor fan. Heated towel rail.

SECOND FLOOR LANDING
Stairs from first floor. Access to loft space. Airing cupboard.

BEDROOM THREE
15'9" x 16'0" max (4.81 x 4.89 max)
An irregular shaped room
Double glazed window to side. Double glazed window to front. Radiator.

BEDROOM FOUR
13'2" x 11'6" (4.02 x 3.53)
Double glazed window to rear and side. Radiator.

SHOWER ROOM
Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

FRONT GARDEN
Enclosed garden area with mature plants and foliage.

REAR GARDEN
Laid to lawn with rear width patio and further patio area with mature trees. plants and shrubs. Timber shed. Outside tap. Gated access to side.

GARAGE AND PARKING
Parking to front for one car. Behind property in residents only area.

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



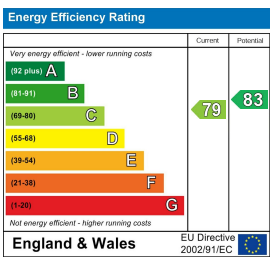
Floor Plan



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.

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