



Cauldwell

PROPERTY SERVICES



32 Ripley Road

Broughton, Milton Keynes, MK10 7BE

£512,500



32 Ripley Road

Broughton, Milton Keynes, MK10 7BE

£512,500



ENTRANCE HALL

Double glazed composite door to front. Stairs to first floor landing with understairs storage cupboard. Coat and shoe storage cupboard. Cupboard with plumbing for washing machine and worksurface with tumble dryer over. Radiator

LIVING ROOM

15'10" x 10'8" (4.85 x 3.26)

Double glazed window to front and double glazed French doors to rear. Radiator Television point.

KITCHEN/DINING ROOM

14'11" x 12'11" (4.55 x 3.96)

Two double glazed windows to side. Double glazed French doors with windows to either side. Fitted with a range of wall and base units with worksurfaces incorporating double sink drainer and mixer tap. Electric oven, four ring hob and extractor hood over. Central island unit with base units and worksurfaces. Integral dishwasher and fridge freezer. Under cupboard lighting. Radiator. Tiled flooring

FAMILY ROOM

12'4" x 8'11" (3.77 x 2.72)

Double glazed windows to front and side. Radiator.

CLOAKROOM

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

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Airing cupboard housing Megaflo and boiler. Access to loft space.

BEDROOM ONE

12'11" x 11'1" (3.95 x 3.40)

Double glazed windows to both sides. Radiator. Fitted wardrobes.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan

BEDROOM TWO

12'8" x 8'11" (3.87 x 2.72)

Double glazed windows to front and side. Radiator. Fitted wardrobes.

BEDROOM THREE

10'3" x 7'8" (3.13 x 2.36)

Double glazed window to rear. Radiator.

BEDROOM FOUR

8'3" x 7'11" (2.53 x 2.43)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Wall mounted cabinet.

SIDE AREA

Hardstanding driveway parking for two cars leading to garage.

FRONT GARDEN

Shingle stone bedding area and lawn with hedge surround.

GARAGE & DRIVEWAY

Up and over door to front, Driveway parking in front.

REAR GARDEN

Low maintenance garden with paved patio areas and shingle stone bedding areas. Gated access to side. Outside tap in rear garden and to side of house.

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.



Road Map



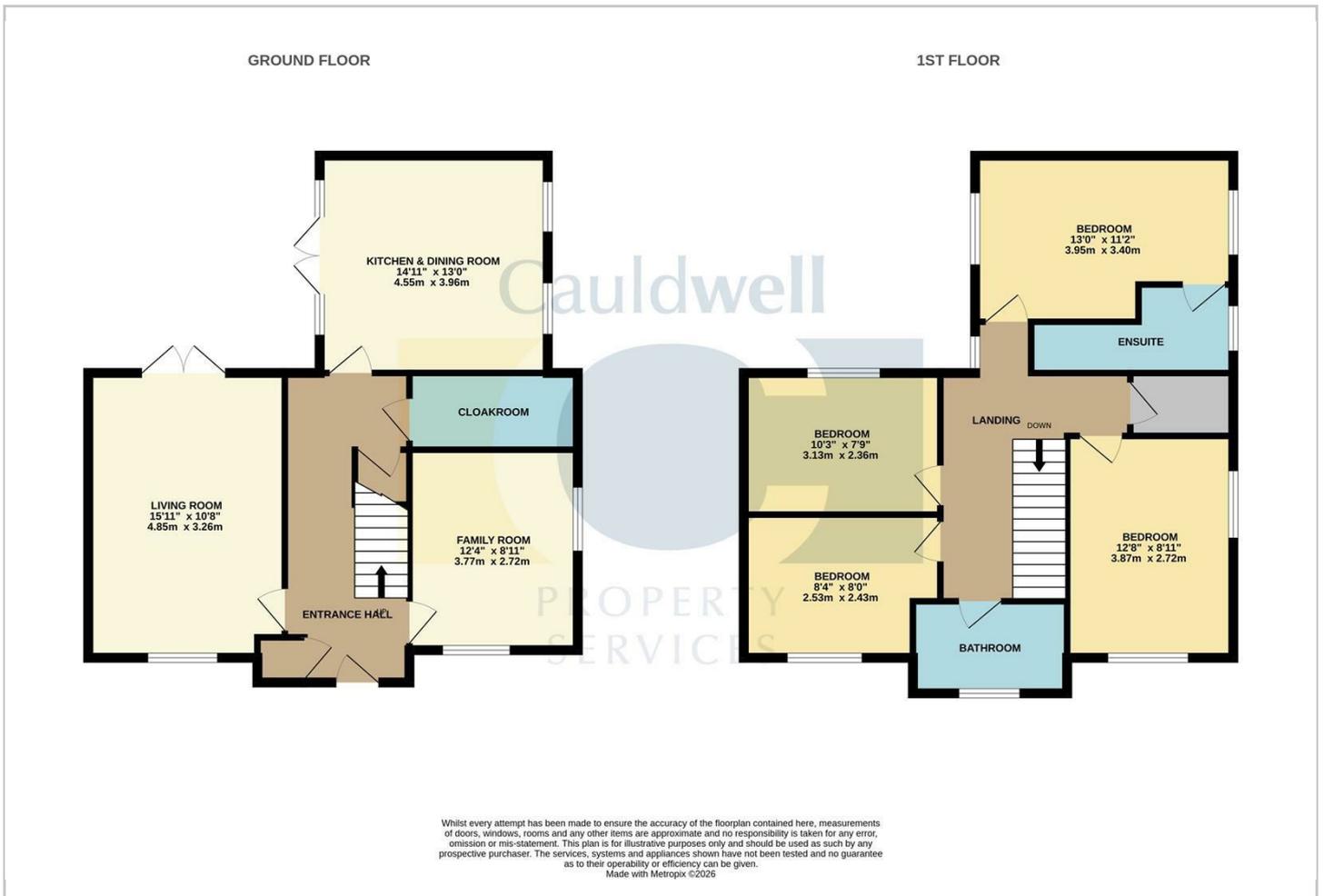
Hybrid Map



Terrain Map



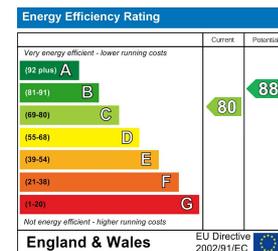
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.