



Cauldwell

PROPERTY SERVICES



20 Bluebell Gardens, Milton Keynes, MK10 7EE

£250,000

Cauldwell are delighted to offer for sale this stunning two-bedroom Detached Coach House, situated within the highly sought-after area of Broughton.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining room, fitted kitchen breakfast room, two bedrooms, and a family bathroom.

Further benefits include a garage, two off-road parking spaces with additional visitors parking close by, and a convenient position close to local amenities, excellent transport links, and the M1 motorway.

Broughton remains one of Milton Keynes' most popular residential areas, offering a well-regarded community setting, nearby schooling, pleasant green spaces, and easy access to Central Milton Keynes, Kingston Shopping District, and Junction 14 of the M1.

Council tax band: B
Energy rating: C

ENTRANCE HALL

Entrance door. Radiator. Stairs to first floor. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to rear. Airing cupboard housing boiler. Access to loft space. Double door storage cupboard. Skimmed ceiling with inset lighting.

LOUNGE/DINING ROOM 17'7" x 10'2" (5.38 x 3.12)

Two double glazed windows to front. Radiator. Skimmed ceiling with inset lighting. Opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13'9" x 7'2" (4.21 x 2.19)

Fitted with a range of soft close wall and base units with worksurfaces incorporating a sink drainer and mixer tap. Built in oven with four ring hob and extractor. Built in fridge freezer and washing machine. Splash back tiling. Skimmed ceiling with inset lighting. Breakfast bar. Tiled flooring. Double glazed window to rear.

BEDROOM ONE 11'2" x 10'5" (3.41 x 3.19)

Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM TWO 11'2" x 7'3" to 10'4" (3.41 x 2.21 to 3.17)

Double glazed window to front. Radiator. Box bulk head storage cupboard. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with mixer tap. Heated towel rail Tiled flooring. Frosted double glazed window to rear. Skimmed ceiling. Inset lighting. Extractor. Shaver point.

SINGLE GARAGE

Up and over door. Block paved driveway.

LEASE DETAILS

Vendor advised of a 125 year lease with 110 years remaining. £275 pa ground rent. £550 pa Service charge. Details to be verified.

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.

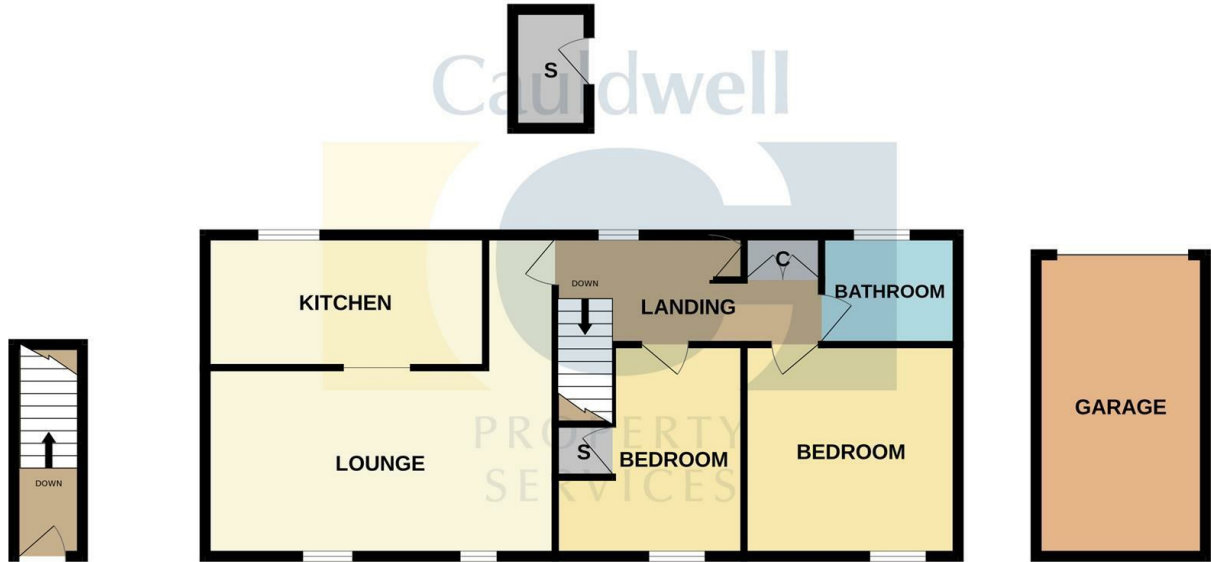
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

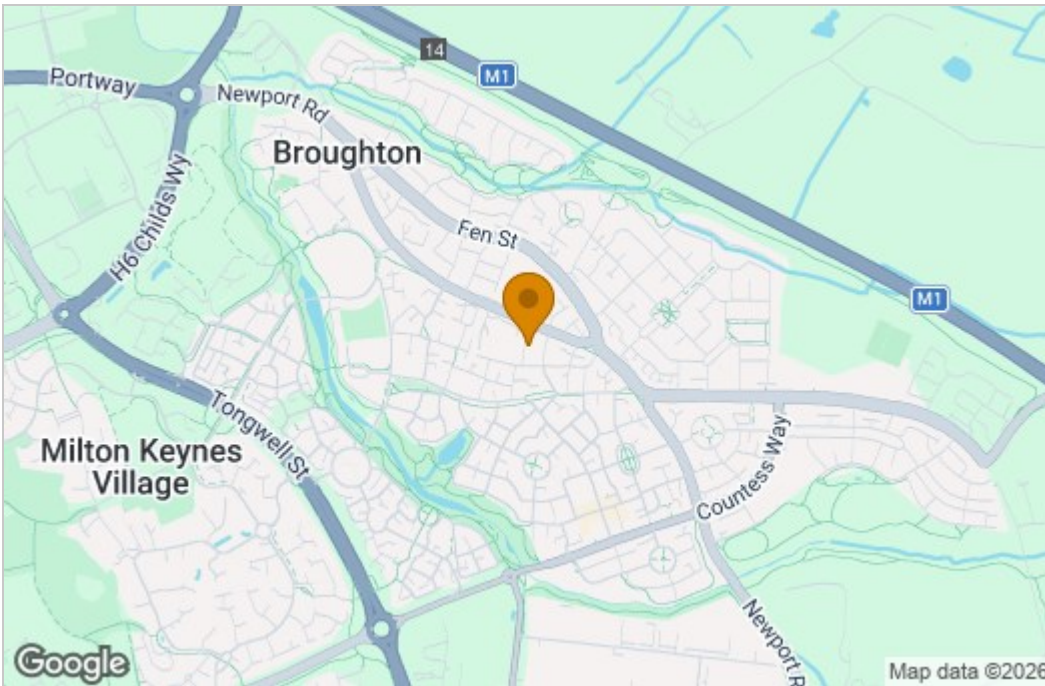
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks 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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.