



**175 Warwick Avenue, Broughton, Milton
Keynes, Buckinghamshire, MK10 7BY**

£330,000 Freehold

- Four Double Bedrooms
- Two en suites
- Open green outlook
- Carport with off road parking for two vehicles
- Townhouse
- WELL DECORATED
- Modern development of Broughton
- Good school catchment
- en suite
- Chain Free!
- EPC Rating C





GROUND FLOOR

Entrance Hall

Doors leading to:

Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m)

En-Suite

Fitted to comprise three piece suite

Bedroom Four

9' 10" x 9' 4" (3.00m x 2.84m)

Utility Room

6' 5" x 6' 4" (1.96m x 1.93m)

FIRST FLOOR

First Floor Landing

Doors leading to:

Lounge Diner

16' 2" x 16' 10" (4.93m x 5.13m) narrowing to 11'

Kitchen Breakfast Room

16' 1" x 9' 11" (4.90m x 3.02m) narrowing to 6' 4"

SECOND FLOOR

Second Floor Landing

Doors leading to:

Bedroom One

16' 1" x 11' 1" (4.90m x 3.38m)

En-Suite

Fitted to comprise three piece suite

Bedroom Three

11' 6" x 8' 6" (3.51m x 2.59m)

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Rear Garden

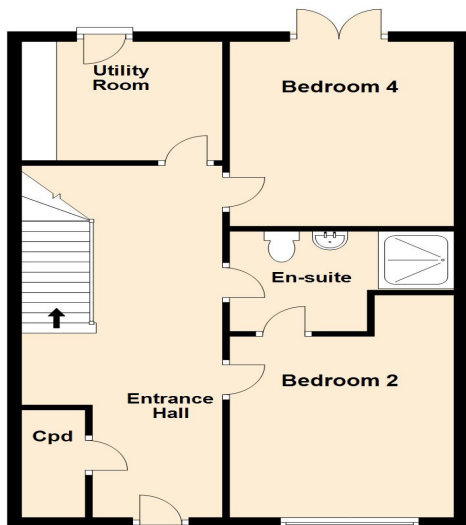
Carport

Providing off road parking for two vehicles

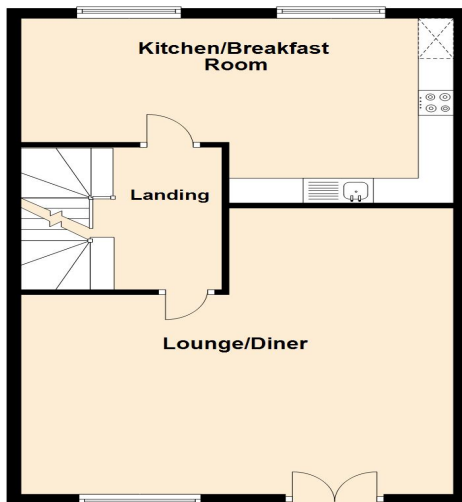
Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

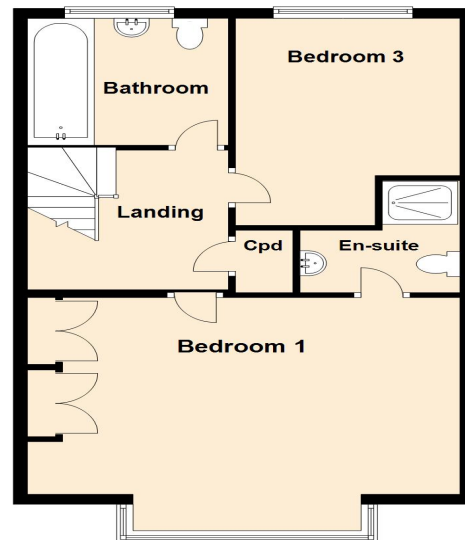
Ground Floor



First Floor



Second Floor



elevation estate agents
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 to 100) A			(92 to 100) A
(81 to 91) B			(81 to 91) B
(69 to 80) C	79	80	81
(55 to 68) D			(55 to 68) D
(39 to 54) E			(39 to 54) E
(21 to 38) F			(21 to 38) F
(1 to 20) G			(1 to 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC

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