Cauldwell

PROPERTY SERVICES

3 Wallingford, Milton Keynes, MK13 7DN

£330,000

Cauldwell are delighted to offer for sale this lovely three bedroom semi-detached family home, situated in a quiet residential street within the popular Bradville area of Milton Keynes.

The accommodation comprises an entrance hall, a living room with a box bay window, a spacious refitted kitchen/dining room and a. conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern re-fitted family shower room.

Outside, the property benefits from a private, landscaped rear garden designed for ease of maintenance, a front garden, driveway parking and a garage.

Bradville offers convenient access to local shops, schools, Central Milton Keynes shopping centre and the mainline railway station.

An ideal first-time purchase, family home or investment opportunity. Viewing is highly recommended.

ENTRANCE HALL
Stairs to first floor. Radiator. Skimmed ceiling Door to living room.

LIVING ROOM 15'11" x 12'2" (4.86 x 3.71)
Double glazed box bay window to front. Coving to skimmed ceiling with inset lighting. Radiator. Feature fireplace and surround. Door to kitchen.

KITCHEN 10'1" x 15'3" (3.09 x 4.67)
Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit. Space for freestanding cooker. Plumbing for washing machine. Breakfast bar. Under unit lighting. Skimmed ceiling with inset lighting. Opening to conservatory. Double glazed window to rear. Feature radiator. Understairs storage cupboard.

CONSERVATORY 6'7" x 12'10" (2.03 x 3.93)
Double glazed French doors to rear. Insulated roof.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft. Double glazed window to side. Airing cupboard housing boiler.

BEDROOM ONE 12'6" x 8'7" (3.82 x 2.63)
Double glazed window to front. Radiator. Built in cupboard. Skimmed ceiling.

BEDROOM TWO 8'6" x 9'10" (2.61 x 3.0)
Double glazed window to rear.. Built in cupboard. Radiator. Skimmed ceiling.

BEDROOM THREE 9'7" x 9'3" (2.93 x 2.82)
Box bulk head stair recess. Double glazed window to front. Coving to skimmed ceiling.

RE-FITTED SHOWER ROOM
Three piece re-fitted suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Shaver point. Extractor. Skimmed ceiling. inset lighting Frosted double glazed window to rear.

REAR GARDEN
Enclosed and laid mainly to patio. Gated side access. Raised sleeper bedding areas to front.

FRONT GARDEN
Laid to lawn and shingle. Garden shed. Storm porch Hardstanding driveway.

SINGLE GARAGE
Up and over door

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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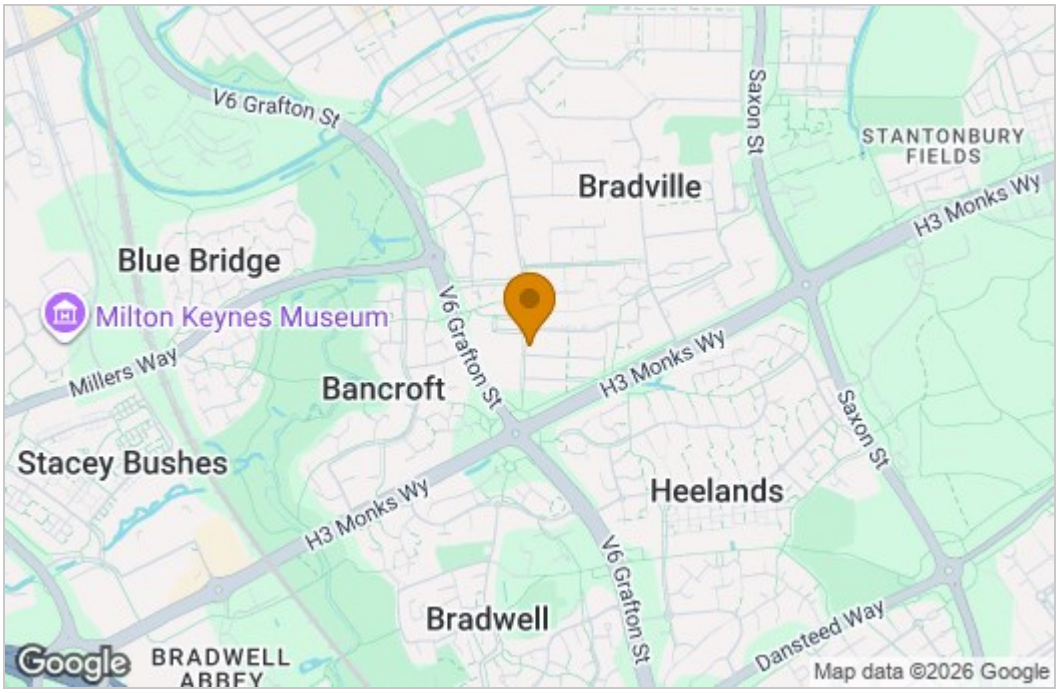
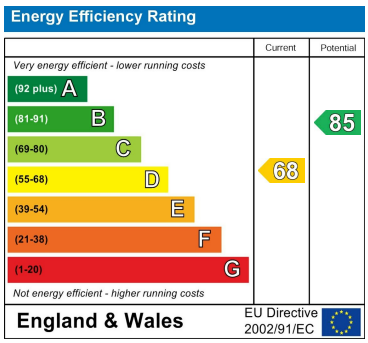
Area Map



Energy Efficiency Graph



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