Cauldwell

PROPERTY SERVICES

146 Bradwell Common Boulevard, Milton Keynes, MK13 8BE

£375,000

CAULDWELL are pleased to offer for sale this versatile FOUR BEDROOM THREE STOREY townhouse, situated within the popular Bradwell Common area of Milton Keynes and offering excellent access to Central Milton Keynes and the mainline train station. This property represents an ideal purchase for first-time buyers, growing families, or investment purchasers alike.

The accommodation briefly comprises: entrance hall, downstairs cloakroom, spacious kitchen/breakfast/family room and a ground floor bedroom. On the first floor there is a generous living room with a useful study area together with the principal bedroom. The second floor offers two further well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, whilst the front offers a double-width driveway leading to a garage. Further benefits include double glazing and gas to radiator heating.

Bradwell Common is ideally positioned close to Central Milton Keynes, offering excellent access to the shopping centre, restaurants, leisure facilities and the mainline railway station with fast links to London Euston. The area also benefits from nearby parks, local amenities, schooling and excellent road connections including the A5 and M1 motorway.

Council tax band: C
Energy rating: tbc

ENTRANCE
Stairs to first floor. Double doors to kitchen dining room. Door to downstairs shower room. Door to bedroom four. Radiator.

KITCHEN DINING ROOM 14'4" x 14'4" (4.38 x 4.39)
L shaped room. Kitchen fitted with a range of wall and base units. Roll top work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in oven, four ring gas hob and extractor. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Double glazed window tot he rear. Radiator. Skimmed ceiling.

DOWNSTAIRS SHOWER ROOM
Three piece suite. tiled shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap. and soft close vanity surround. Tiled floor.

BEDROOM FOUR 5'10" x 14'5" (1.79 x 4.40)
Double glazed window to the rear. Radiator.

FIRST FLOOR LANDING
Doors to living room and bedroom one. Built in cupboard. Double glazed window to the front. Stairs to second floor.

LIVING ROOM 11'5" x 20'7" (3.50 x 6.28)
Three double glazed windows to the rear. Radiator. Partition recess.

BEDROOM ONE 8'6" x 14'7" (2.60 x 4.47)
Double glazed window tot he front. Double glazed window to the side. Radiator. Fitted four mirrored door wardrobe.

SECOND FLOOR LANDING
Doors leading to bedroom two and three and family bathroom. Double glazed window to the front. Loft access. Airing cupboard. Store cupboard housing boiler.

FAMILY BATHROOM
Refitted three piece suite. Shower bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap and soft close vanity surround. Heated chrome towel rail.

BEDROOM TWO 10'1" x 10'0" (3.09 x 3.07)
Double glazed window to the rear. Radiator.

BEDROOM THREE 11'5" x 10'2" (3.50 x 3.11)
Two double glazed windows to the rear. Double sliding door wardrobe/ Radiator.

REAR GARDEN
Enclosed secluded rear garden laid mainly to lawn. Patio area. Raised garden area. Flower beds. Wooden fence surround. Outside lighting and outside tap. Gated access.

FRONT
Driveways leading to garage with up and over door and power and light.

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.

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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

TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

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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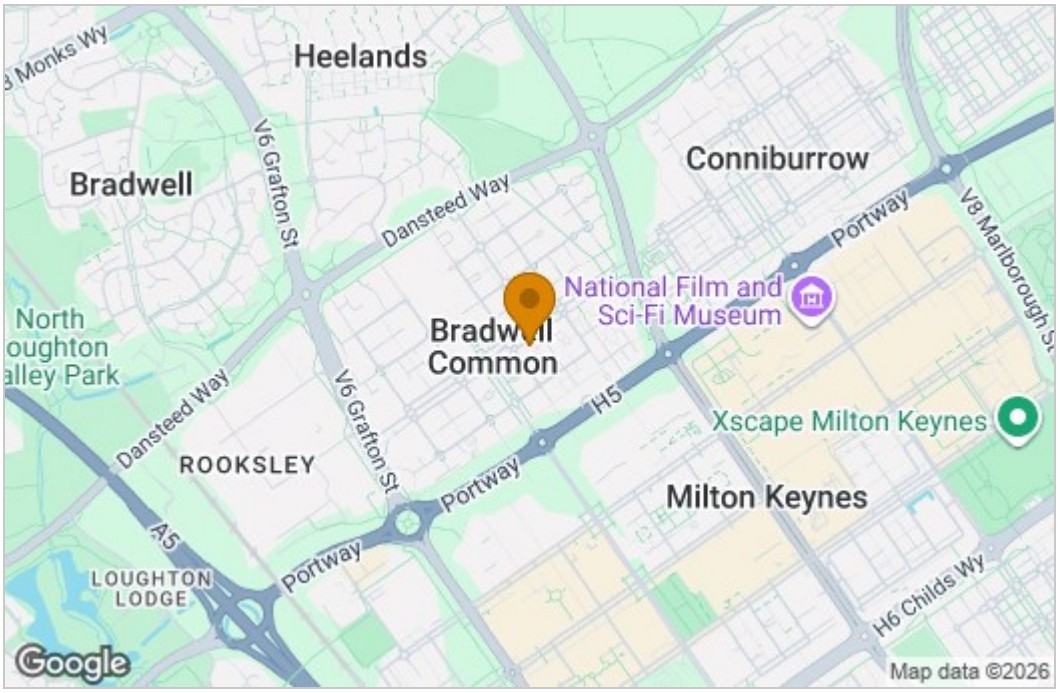
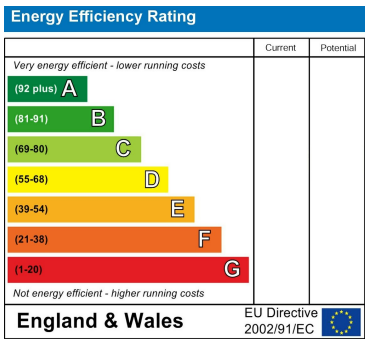
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk