Cauldwell

PROPERTY SERVICES

31 Walkhampton Avenue, Milton Keynes, MK13 8NJ

£250,000

We are delighted to offer for sale a two double bedroom home with a GARAGE, ideally located in the popular and central area of Bradwell Common, Milton Keynes.

This property is offered for sale with no upper chain and benefits from being within walking distance of Milton Keynes Central train station and the City Centre, making it perfect for commuters and first-time buyers alike.

The accommodation briefly comprises: entrance hall, kitchen/dining room, and a spacious living area. Upstairs features two generous double bedrooms and a family bathroom.

Externally, the property boasts front and rear gardens and a single garage with driveway, providing ample parking and outdoor space.

Energy Rating: C
Council tax Band: B

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor, Door to living room. Radiator.

LIVING ROOM 10'4" x 15'11" (3.15 x 4.87)
Measured into double glazed bay window to the front. Under stair storage cupboard. Door through to Kitchen. Radiator.

KITCHEN DINING ROOM 9'2" x 13'5" (2.80 x 4.11)
Kitchen fitted with a range of wall and base units. Work surfaces incorporating a sink and drainer with mixer tap. Built in oven, four ring hob and extractor over. Space for fridge freezer. Plumbing for washing machine. Double glazed window to the rear. Double glazed door to the rear. Radiator.

FIRST FLOOR LANDING
Door to all rooms. Airing cupboard. Loft access.

BEDROOM ONE 13'3" x 11'7" (4.05 x 3.54)
Measured to widest point. Two double glazed windows to the front. Radiator.

BEDROOM TWO 6'9" x 11'5" (2.08 x 3.49)
Measured to widest point. Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Three piece suite. Panelled bath with stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Tiled walls, tiled floor and heated chrome towel rail. Extractor.

REAR GARDEN
Enclosed rear garden mainly laid to lawn and wooden fence panel surround.

GARAGE AND DRIVEWAY
Hard standing driveway. Garage with up and over door.

FRONT
Laid to lawn. Path to front door. Storm porch. Hard standing driveway. Garage with up and over door.

All measurements are approximate. 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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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.

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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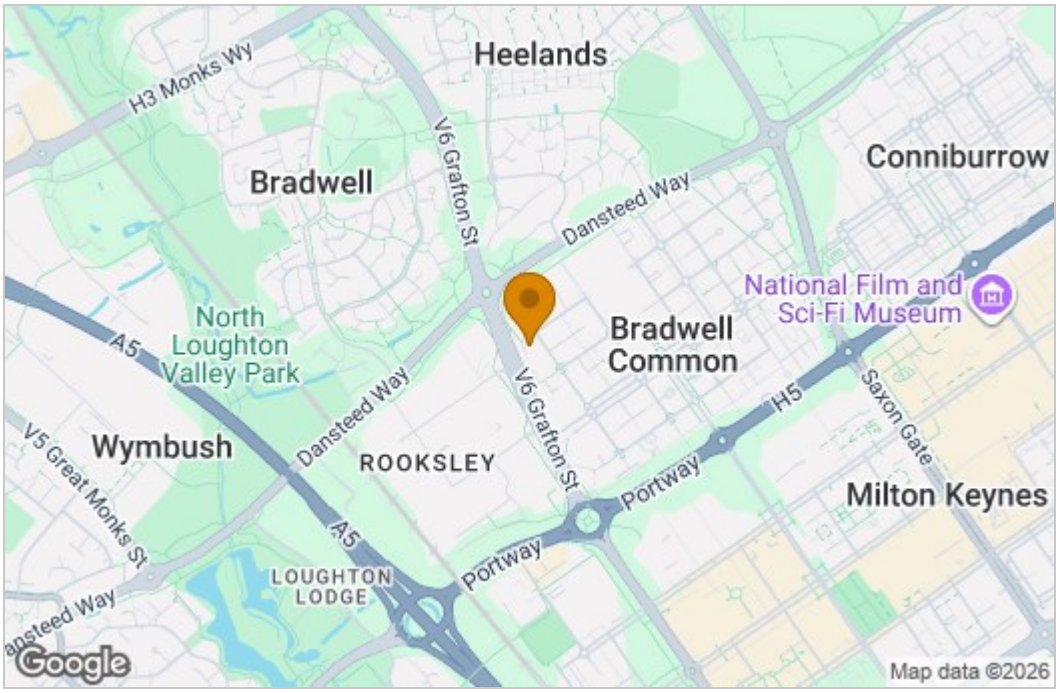
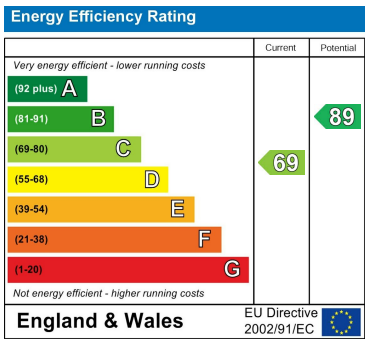
Area Map



Energy Efficiency Graph



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