Cauldwell

PROPERTY SERVICES

44 Vicarage Road., Milton Keynes, MK13 9AQ

Auction Guide £230,000

*** AUCTION GUIDE PRICE £230K***

Nestled within the sought-after setting of Bradwell village, this charming two-bedroom character cottage offers the perfect blend of period appeal and modern living, all just a short five-minute journey from Milton Keynes city centre and the mainline train station.

Situated within one of the city's original developments, the property enjoys a peaceful position surrounded by attractive green spaces and parkland, creating a semi-rural feel while remaining exceptionally well connected.

The current owner has thoughtfully renovated the home, resulting in a well-presented and move-in-ready property. To the first floor, there are two double bedrooms alongside a stylish refitted bathroom. The ground floor features a spacious and versatile living/dining room, which flows seamlessly into a modern refitted kitchen—ideal for both everyday living and entertaining.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, providing a private outdoor retreat. Additional advantages include a recently replaced boiler and double glazing, enhancing efficiency and peace of mind.

LIVING/DINING ROOM 17'4" x 16'8" (5.30 x 5.09)
Double glazed windows to front and rear. Two radiators. Two fireplaces with exposed capped hearths. Composite double glazed door to front. Stairs to first floor landing with understairs storage cupboard. Wall mounted
combination boiler. Door way to kitchen. Internet and television point.

KITCHEN 7'3" x 7'5" (2.21 x 2.27)
Double glazed window to side and double glazed door to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl stainless steel sink drainer and mixer tap. Electric oven and four ring hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Internet and television point.

FIRST FLOOR LANDING
Stairs from living/dining room. Double glazed window to side. Radiator. Access to boarded loft space via drop down ladder with light.

BEDROOM ONE 8'11" x 16'6" (2.73 x 5.03)
Two double glazed windows to front. Radiator. Feature fireplace with exposed brick hearth. Television point. LED lighting. Freestanding wardrobes.

BEDROOM TWO 10'7" x 8'0" (3.24 x 2.44)
Double glazed window to rear. Radiator. LED lighting. Exposed floor boards. Television point.

BATHROOM 7'6" x 8'0" (2.29 x 2.45)
Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin in vanity surround and close coupled wc. Tiled walls. Heated towel rail.

REAR GARDEN
Laid to sandstone patio with gated access to front. Composite storage shed.

HYBRID AUCTION
THIS PROPERTY IS BEING SOLD AS PART OF A HYBRID AUCTION, IN ASSOCIATION WITH FOXTONS AND BIDX1. ANY BUYER WILL NEED TO PAY AND ADMIN FEE OF £2700 UPON EXCHANGE OF CONTRACTS.

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.

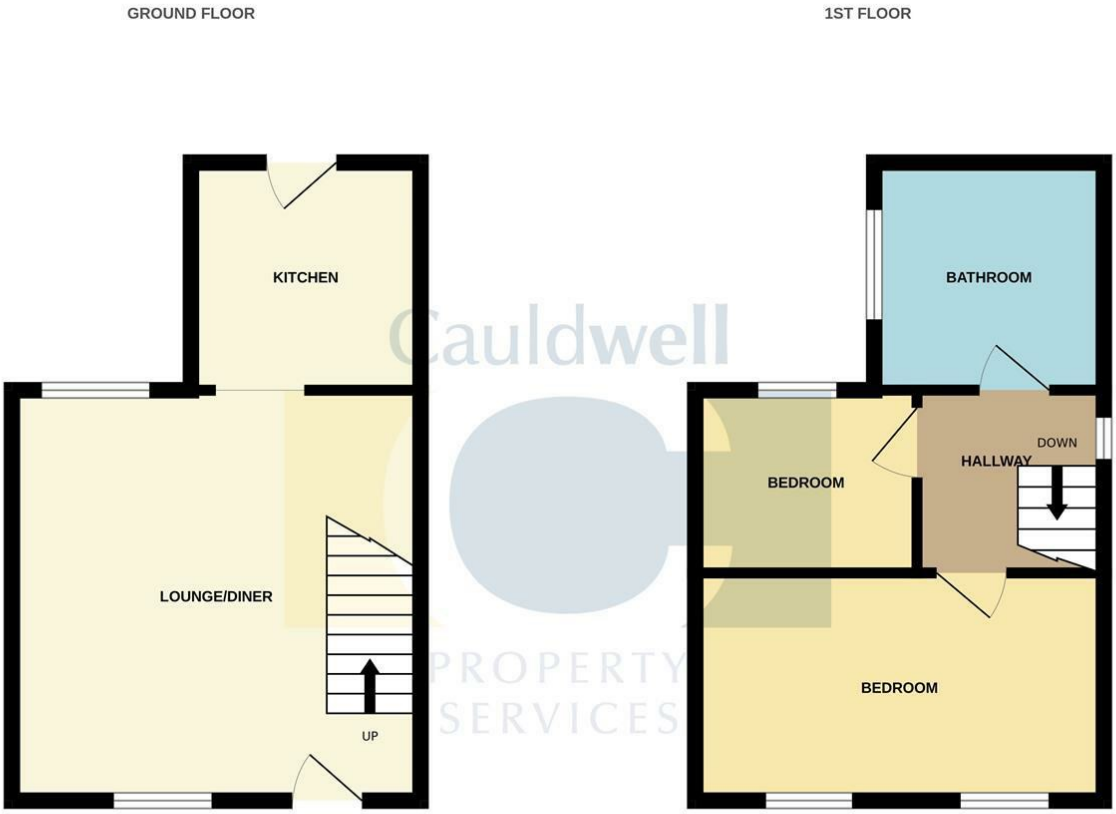
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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



TOTAL FLOOR AREA : 732sq.ft. (68.0 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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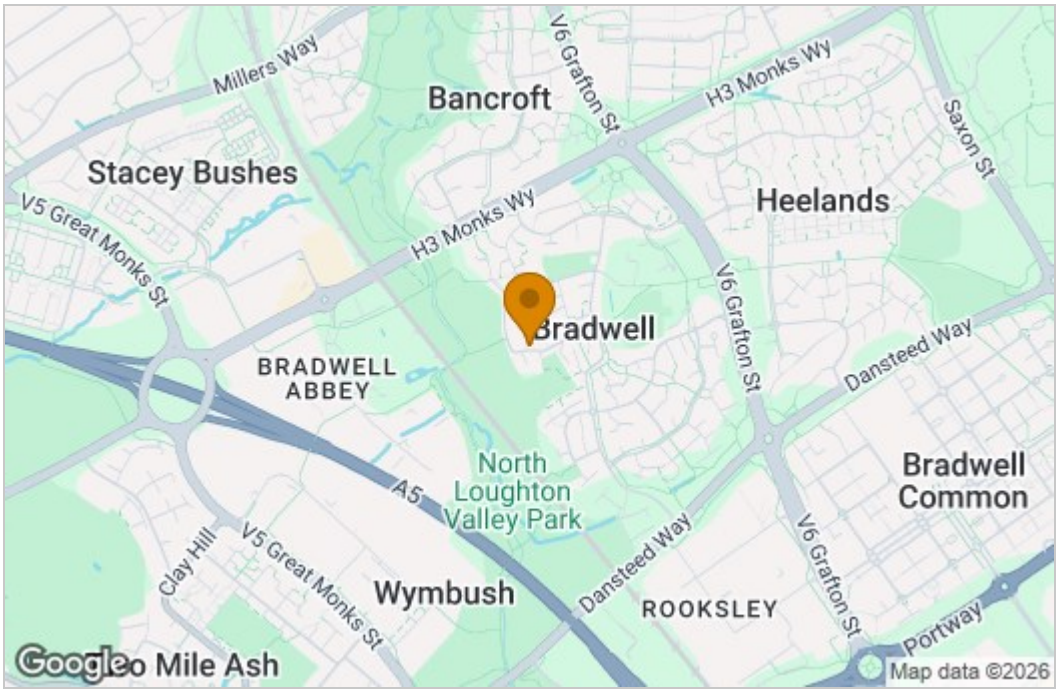
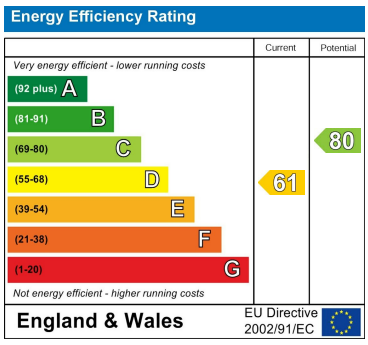
Area Map



Energy Efficiency Graph



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