Cauldwell

PROPERTY SERVICES

12 Badgers Oak, Milton Keynes, MK7 6HS

Offers Over £240,000

Offered to the market with no onward chain, this well-presented terraced home is situated within the highly desirable Kent's Hill development of Milton Keynes. The property provides an excellent opportunity for first-time buyers, investors, or those looking to downsize, thanks to its convenient location and practical layout.

The accommodation comprises two generous double bedrooms and a fitted family bathroom on the first floor. On the ground floor, a spacious and welcoming living room offers plenty of room to relax and entertain, with direct access through to a modern kitchen-diner at the rear.

Externally, the property benefits from a small front garden and an enclosed rear garden, ideal for outdoor enjoyment. Allocated parking is conveniently positioned to the front of the house. The home is located within walking distance of local schools and amenities, and enjoys easy access to two mainline train stations and nearby motorway junctions, providing excellent commuter links.

Energy rating: D
Council tax band: B

LIVING ROOM 15'3" x 11'11" (4.65 x 3.65)
Double glazed window and door to front. Radiator. Stairs to first floor landing with understairs storage cupboard. Television and internet points. Archway to kitchen/diner.

KITCHEN/DINER 11'8" x 8'11" (3.56 x 2.72)
Double glazed window and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Electric oven and space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Radiator. Tiled flooring.

FIRST FLOOR LANDING
Stairs from living room. Access to loft space. Electric heater.

BEDROOM ONE 11'7" x 8'10" (3.55 x 2.71)
Two double glazed windows to rear. Radiator. Built in wardrobe recess.

BEDROOM TWO 11'8" x 8'1" (3.58 x 2.48)
Double glazed window to front. Radiator. Storage cupboard.

BATHROOM
Three piece suite comprising bath with mains shower over. wash hand basin and close coupled wc. Wall mounted heater. Heated towel rail . Extractor fan.

FRONT GARDEN
Small lawned front garden with path to front door.

REAR GARDEN
Laid to lawn with patio area, Brick barbecue and timber shed. Gated access to rear.

PARKING
Allocated off road parking to front for one vehicle.

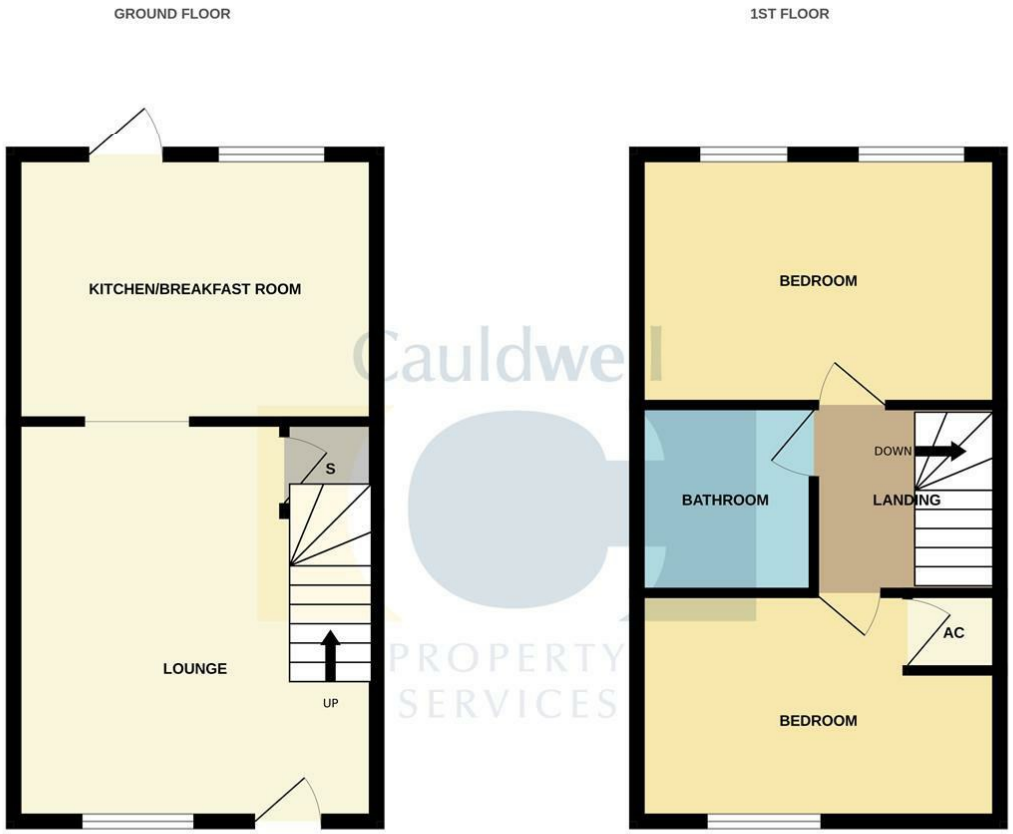
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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.

Floor Plan



TOTAL FLOOR AREA : 570sq.ft. (53.0 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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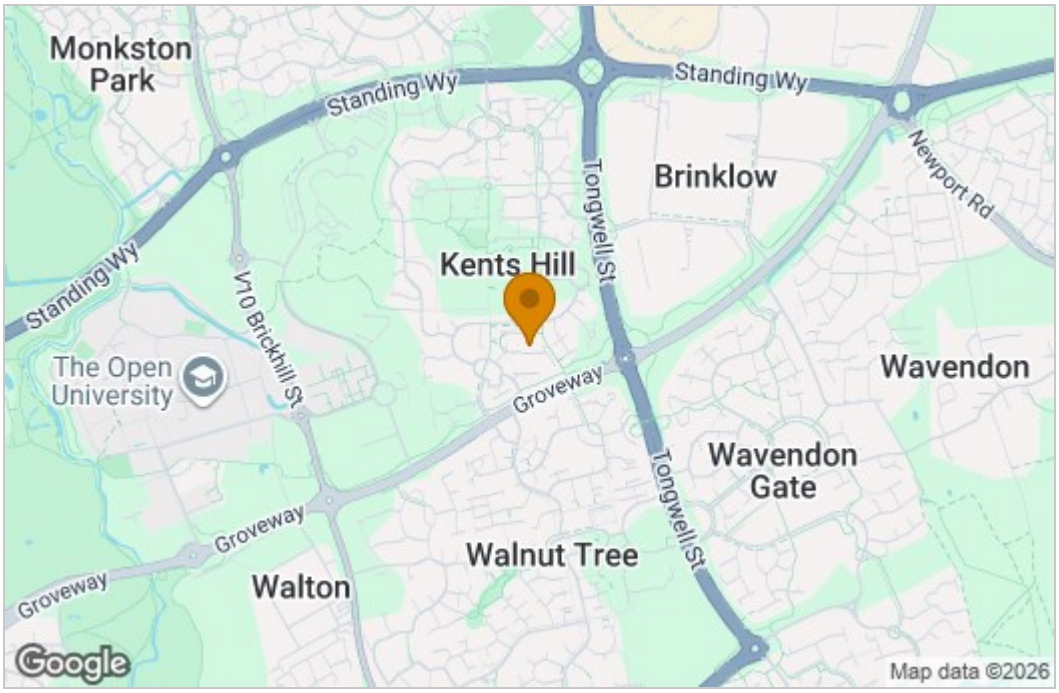
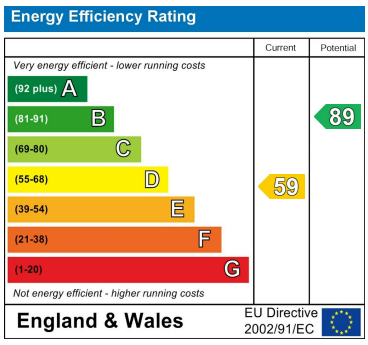
Area Map



Energy Efficiency Graph



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