Cauldwell

PROPERTY SERVICES

17 Rubbra Close, Milton Keynes, MK7 8DP

£350,000

CAULDWELL are delighted to offer for sale this stunning two-bedroom detached bungalow, situated within the highly sought-after residential area of Browns Wood, Milton Keynes.

Having been well maintained and improved by the current owners, the property offers spacious and versatile single-storey living, ideal for those seeking a home ready to move straight into.

The accommodation briefly comprises; entrance hall, refitted kitchen, spacious living room, two double bedrooms and a refitted family shower room.

A particular feature of the property is the insulated roof sunroom, formerly a conservatory, providing an additional reception area overlooking the attractive low-maintenance rear garden and creating an ideal space for relaxing or entertaining throughout the year.

Externally the property benefits from a beautifully landscaped front garden, a block-paved driveway providing ample off-road parking, a garage and a private low-maintenance rear garden.

Browns Wood remains one of the most desirable residential areas on the eastern side of Milton Keynes and is particularly popular due to its peaceful surroundings, established setting and excellent access to local

ENTRANCE HALL
Doors to all rooms. Storage cupboard. Access to loft. Radiator.

KITHCEN 9'1" x 8'8" (2.78 x 2.66)
Re-fitted with a range of soft close wall and base units with worksurface incorporating sink drainer unit. Space for freestanding cooker. Plumbing for washing machine and space for dishwasher and fridge freezer. Double glazed window to front. Radiator. Extractor.

LIVING ROOM 16'0" x 10'4" (4.89 x 3.17)
Double glazed window to rear. Bi fold doors to sun room. Radiator. Air conditioning unit.

SUN ROOM 8'9" x 14'6" (2.68 x 4.42)
Vaulted tiled skimmed ceiling. Brick and UPVC double glazed construction with double glazed French doors to rear garden. Radiator. Power and light.

BEDROOM ONE 10'5" x 11'0" (3.19 x 3.36)
Four door fitted wardrobe. Double glazed window to rear. Radiator.

BEDROOM TWO 7'10" x 8'9" (2.41 x 2.68)
Double glazed window to front. Radiator.

SHOWER ROOM
Re-fitted suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Shaver point. Frosted double glazed window to front. Heated towel rail.

REAR GARDEN
Enclosed and laid mainly to patio with wooden fence surround and mature tree, flower and shrub borders. Outside lighting and tap.

SIDE GARDEN
Laid to patio.

FRONT GARDEN
Laid mainly to pebbles with hardstanding driveway leading to garage. Outside tap and light.

SINGLE GARAGE
Electric garage door with 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.

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 : 549sq.ft. (51.0 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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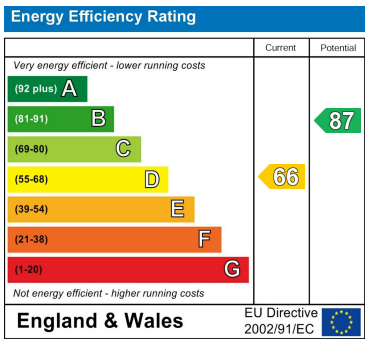
Area Map

Energy Efficiency Graph



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