Cauldwell

PROPERTY SERVICES

13 Arlott Crescent, Milton Keynes, MK6 2QL

£259,995

Offered to the market with no onward chain, this well-presented, recently re-decorated and re-carpeted home is ideally situated just outside the city centre, providing convenient access to the mainline train station, local amenities and surrounding facilities.

An excellent opportunity for first-time buyers or investors alike, the property benefits from a single-storey rear extension that has significantly enhanced the living accommodation.
The ground floor comprises an entrance hall leading into a spacious open-plan living and dining area, with the kitchen subtly separated by a partial wall, creating a sociable and versatile layout that works seamlessly as one flowing space.

To the first floor, a small landing with useful storage provides access to two bedrooms and a fitted family bathroom. Externally, the property enjoys a small front garden, a generously sized rear garden for a home of this type, and allocated parking located at the end of the terrace.

Energy rating: C
Council tax band: B

ENTRANCE HALL
Composite double glazed door to front. Understairs storage cupboard. Door to living/dining room.

LIVING/DINING ROOM 22'4" x 11'0" max (6.83 x 3.37 max)
Double glazed patio doors to rear. Double glazed window to side. Two radiators. Television and telephone point. Stairs to first floor landing with understairs storage cupboard. Opening to kitchen.

KITCHEN 9'0" x 7'3" (2.75 x 2.21)
Double glazed window to front. Fitted with wall and base units with worksurfaces incorporating sink drainer unit. Electric cooker. Plumbing for washing machine Space for tumble dryer and fridge freezer. Wall mounted combination boiler.

FIRST FLOOR LANDING
Stairs from living/dining room. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 9'2" x 9'6" (2.81 x 2.91)
Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM TWO 10'6" x 5'9" (3.21 x 1.77)
Double glazed window to front. Radiator.

BATHROOM
Double glazed obscure window to front. Three piece suite comprising bath with mains shower, wash hand basin in vanity unit and close coupled wc. TIled walls.

FRONT GARDEN
Small garden area with brick store.

REAR GARDEN
Mainly laid to lawn with timber shed. Plants. Gate to front.

PARKING
One space to side of properties.

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 : 581sq.ft. (54.0 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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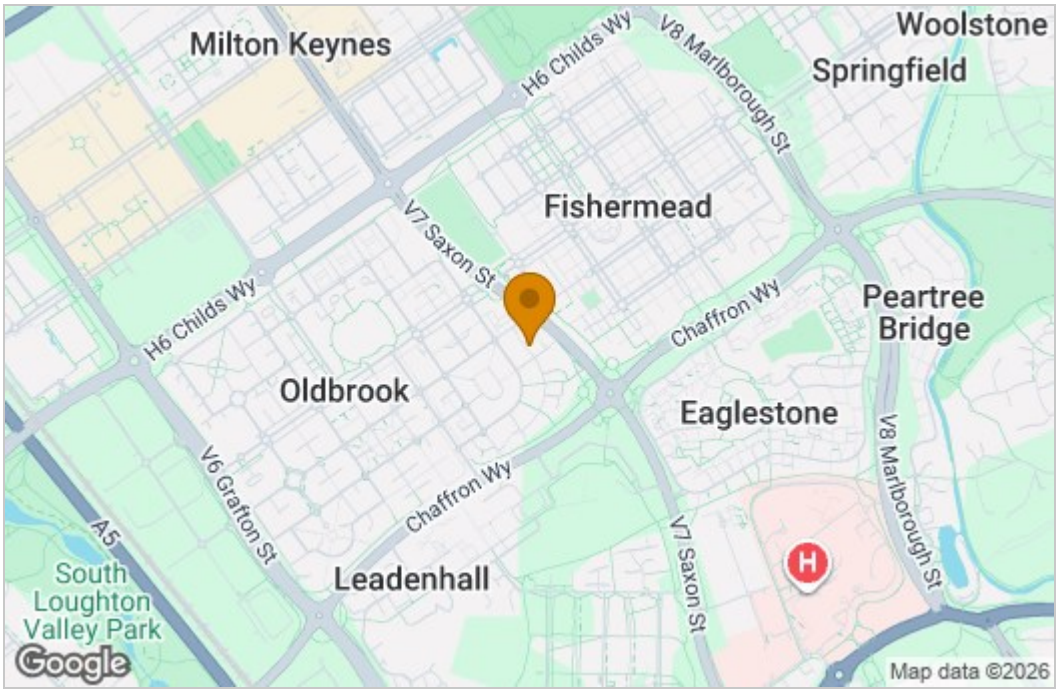
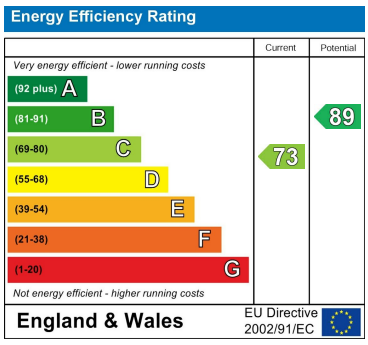
Area Map



Energy Efficiency Graph



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