



# Cauldwell

PROPERTY SERVICES



## 44 Vicarage Road.

Bradwell, Milton Keynes, MK13 9AQ

£275,000



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## 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. 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.

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.



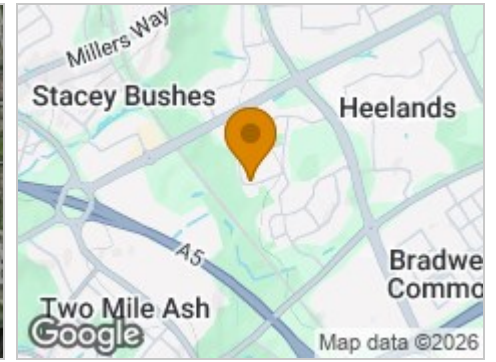
## Road Map



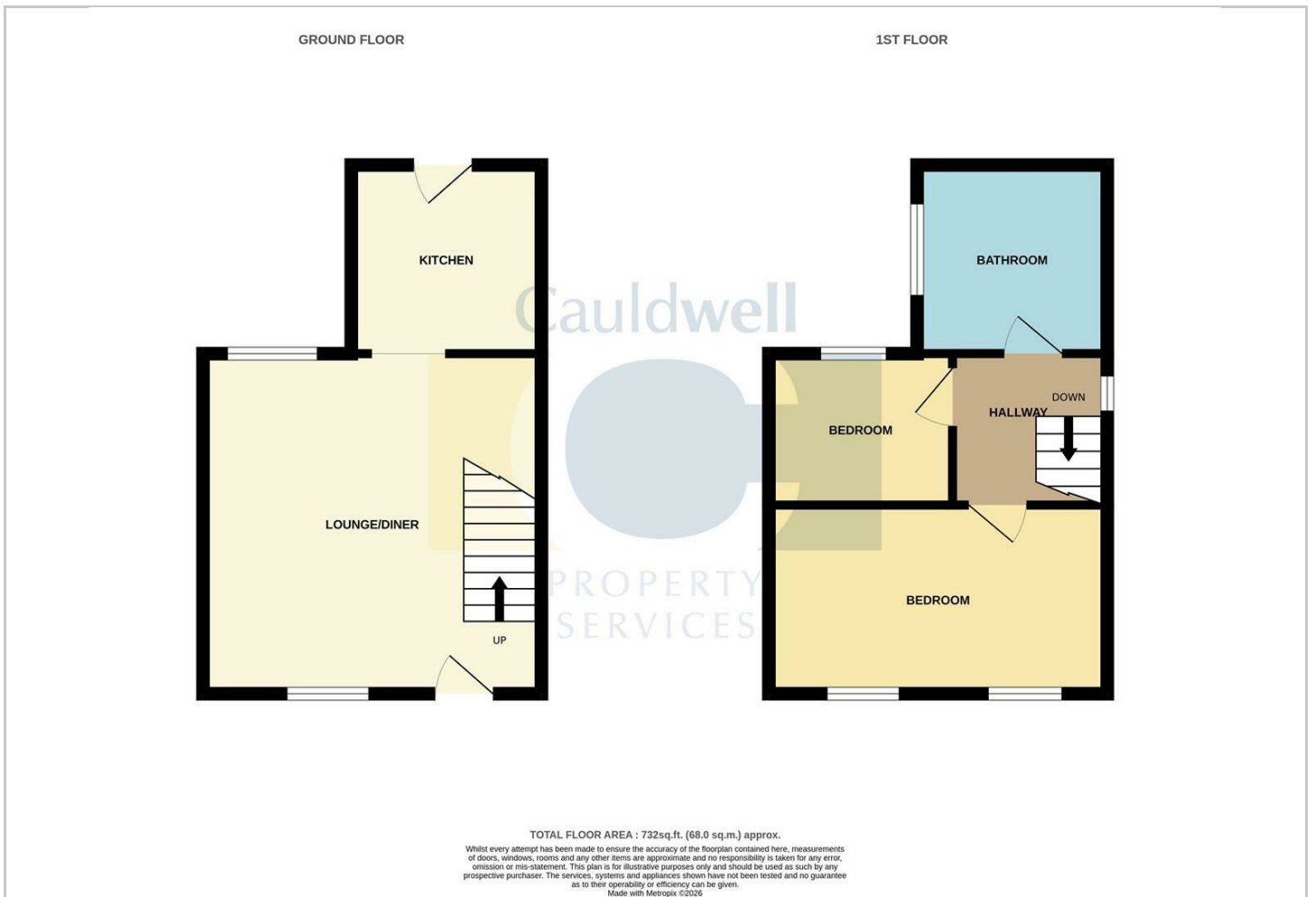
## Hybrid Map



## Terrain Map



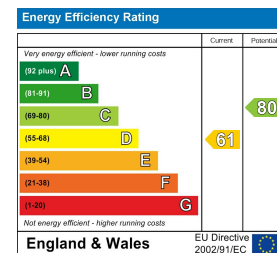
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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