



# Cauldwell

PROPERTY SERVICES



**11 Ibstone Avenue, Milton Keynes, MK13 8EA**

**£425,000**

Ideally located within the popular area of Bradwell Common, only a short walk to Central Milton Keynes mainline railway station, Campbell Park and the shopping centre, is this impressive four bedroom link detached property that would make an ideal family home.

The property comprises of Entrance hall, downstairs cloakroom, separate dining area, lounge with a feature brick fireplace and a bay window to front, CONSERVATORY, first floor, four well proportioned bedrooms and a refitted family bathroom with a shower. Outside there is a garage and attractive gardens to front and rear. Energy rating C. Council tax band D.

## **ENTRANCE**

Entrance through front door into entrance porch. Entrance porch has doors leading to entrance hall with doors leading to kitchen, dining room, living room and downstairs cloakroom. Radiator.

## **DOWNSTAIRS CLOAKROOM**

Two piece suite. low level wc. wash hand basin. radiator.

## **LIVING ROOM 15'3" x 11'3" (4.65 x 3.45m)**

Double glazed window to the front. Double glazed window to the side. Fireplace and surround. Radiator.

## **KITCHEN 12'9" x 7'6" (3.90 x 2.30)**

Fitted kitchen. Fitted with a range of wall and base units, a roll top work surface incorporating a one and a half stainless steel sink and drainer with mixer tap. space for free standing cooker, plumbing for washing machine, splash back tiles. Double glazed window to the rear. Radiator. Door through to conservatory.

## **CONSERVATORY 12'5" x 6'2" (3.80 x 1.90)**

UPVC double glazed construction. French doors leading to rear garden.

## **DINING ROOM 13'9" x 9'2" (4.20 x 2.80)**

Sliding double glazed doors leading to rear garden. Stairs leading to first floor.

## **FIRST FLOOR LANDING**

Doors leading to all rooms.

## **BEDROOM ONE 12'1" x 10'5" (3.70 x 3.20)**

Double glazed window to the rear. Radiator. Built in cupboard.

## **BEDROOM TWO 10'11" x 8'10" (3.35 x 2.70)**

Double glazed window to the front. Radiator.

## **BEDROOM THREE 9'8" x 6'10" (2.95 x 2.10)**

Double glazed window to the rear. Radiator.

## **BEDROOM FOUR 8'2" x 6'2" (2.49m x 1.88m)**

Double glazed window to the front. Radiator.

## **FAMILY BATHROOM**

Three piece suite. paneled bath with shower over, low level wc. Wash hand basin with mixer tap, part tiled walls, shaver point. frosted double glazed window to the rear. Radiator.

## **REAR GARDEN**

Enclosed secluded rear garden, mainly laid to lawn. mixture of brick wall and wooden fence panel surround. Service door to garage. patio area. Mature tree, flower and shrub borders.

## **FRONT**

Hard standing driveway. Front garden laid to lawn. path leading to front door.

## **GARAGE**

Up and over door with power and light.

## **COUNCIL TAX BAND**

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

All measurements are approximate. 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.

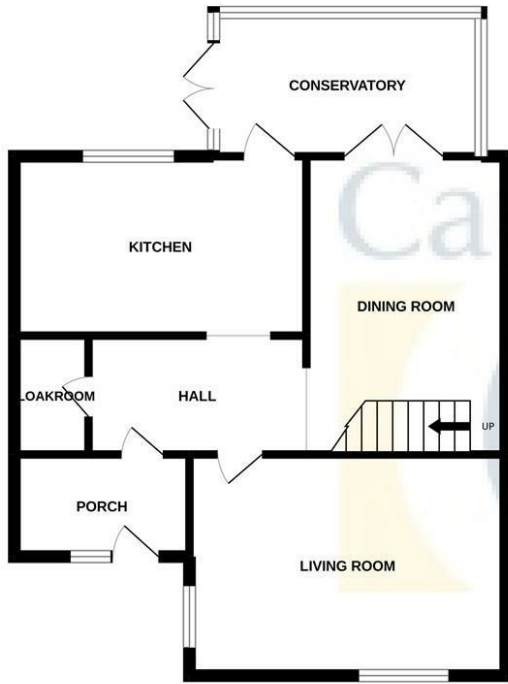
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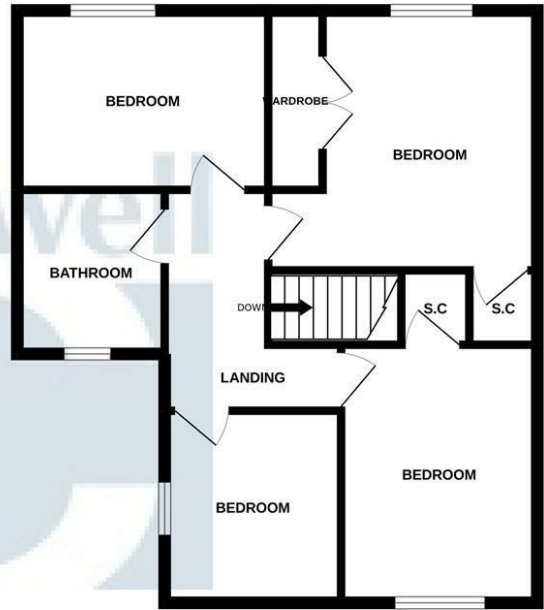
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# Floor Plan

GROUND FLOOR

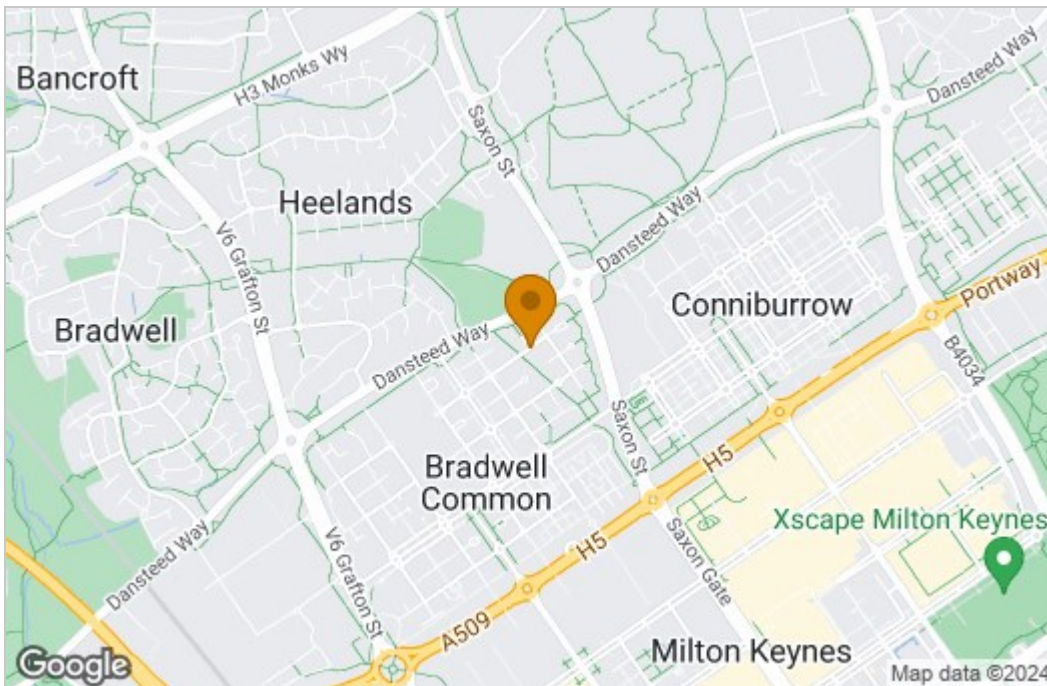


1ST FLOOR

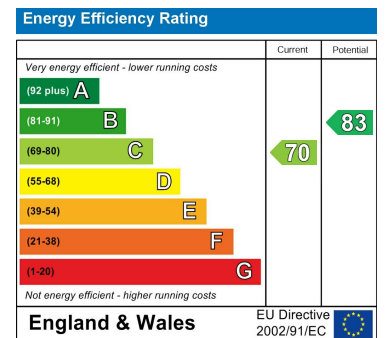


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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