

Cauldwell

PROPERTY SERVICES



44 Brill Place

Bradwell Common, Milton Keynes, MK13 8LR

£375,000



44 Brill Place

Bradwell Common, Milton Keynes, MK13 8LR

£375,000



ENTRANCE HALL

Double glazed composite door to front. Double glazed window to side. Stairs to first floor landing. Radiator. Karndean flooring.

CLOAKROOM

Double glazed window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity unit. Karndean flooring. Telephone point, Radiator.

LIVING ROOM

14'0" x 11'7" (4.29 x 3.55)

Double glazed window to front. Television point. Radiator. Karndean flooring. Door to kitchen/diner.

KITCHEN/DINER

14'11" x 8'9" (4.55 x 2.69)

Double glazed window and patio doors to rear. Re-fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. NEFF oven and four ring hob and extractor over. Built in dishwasher. Space for fridge freezer Plumbing for washing machine. Radiator. Understairs storage cupboard. Wall mounted combination boiler. Karndean flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Airing cupboard.

BEDROOM ONE

11'8" x 8'11" (3.58 x 2.72)

Double glazed window to front. Built in double wardrobe. Television and sky point. Door to ensuite.

ENSUITE

Double glazed window to front. Three piece suite comprising shower cubicle with mains shower, close coupled wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.

BEDROOM TWO

8'9" x 8'5" (2.69 x 2.57)

Double glazed window to rear. Radiator.

BEDROOM THREE

8'9" x 6'5" (2.69 x 1.98)

Double glazed window to rear. Radiator.

BATHROOM

Three piece modern fitted suite comprising bath with mains shower over, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Tiled walls. Tiled floor.

FRONT GARDEN

Garden space with trees and foliage. Tarmac driveway parking leading to garage.

GARAGE

Up and over door to front. Personal door to rear garden. Power and light.

REAR GARDEN

Mainly laid to lawn with full width patio area. Outside tap.

COUNCIL TAX BAND

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

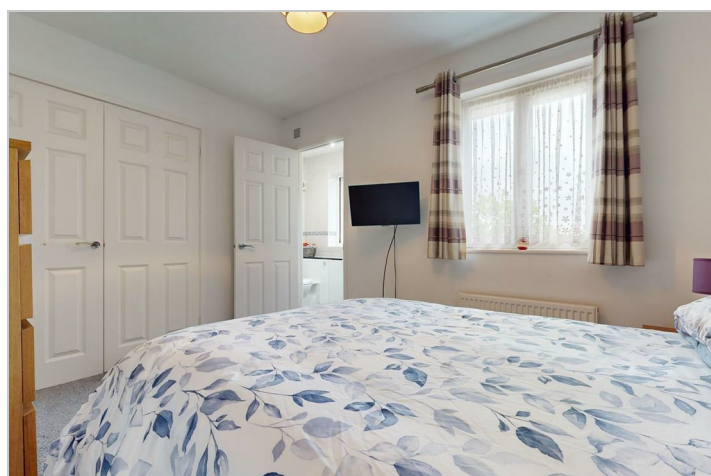
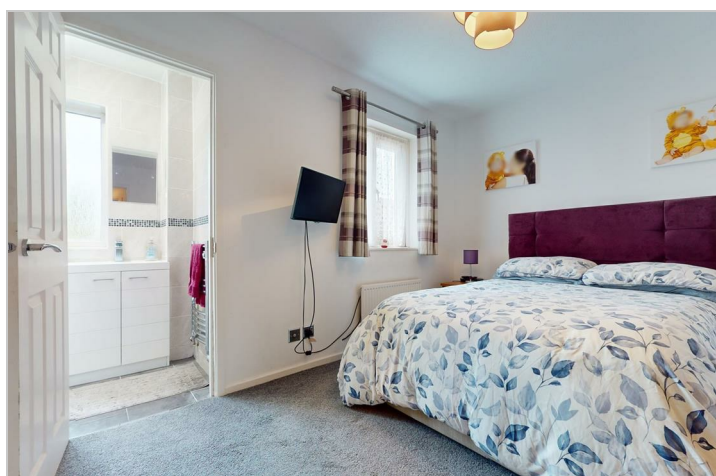
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

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.

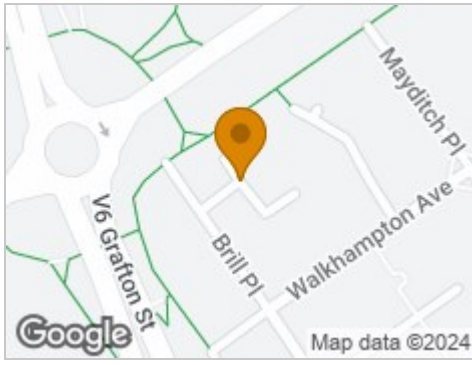
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment,

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.

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



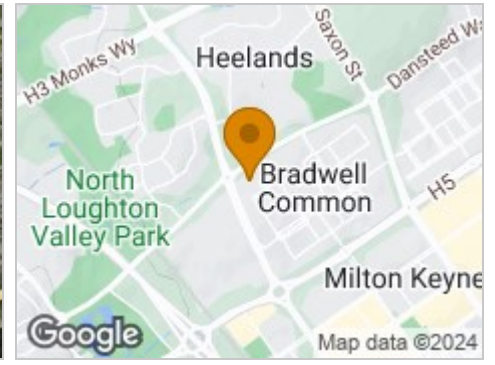
Road Map



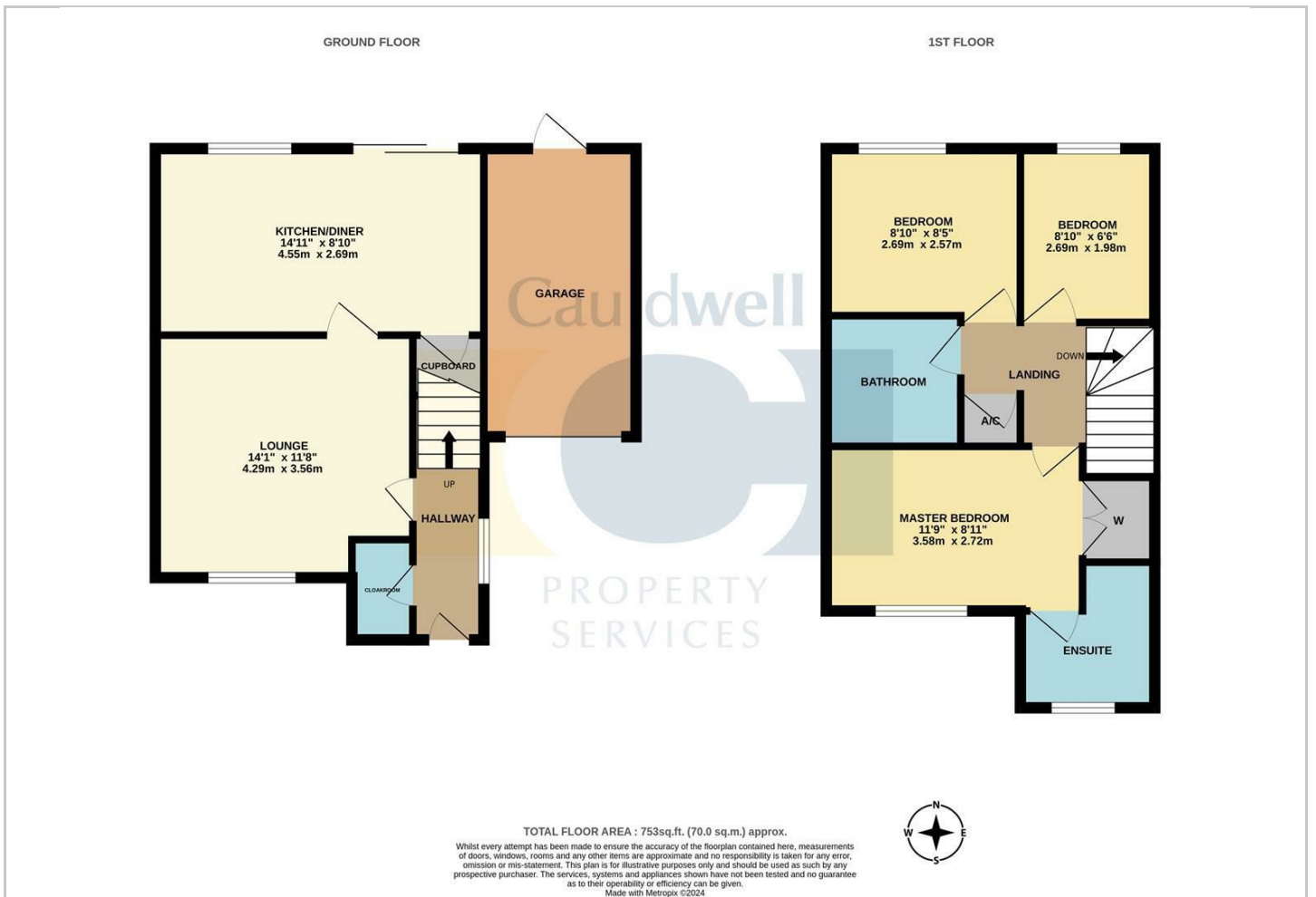
Hybrid Map



Terrain Map



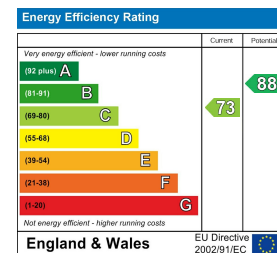
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.