



# Cauldwell

PROPERTY SERVICES



## 2 Ibstone Avenue

Bradwell Common, Milton Keynes, MK13 8BB

Offers Over £525,000





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## ENTRANCE PORCH

Double glazed door and windows to front. Tiled flooring. LED lighting. French doors to open plan entrance hall.

## OPEN PLAN KITCHEN/DINING SPACE

19'2" x 12'11" max (5.86 x 3.94 max)

Double glazed window to front and side. Double glazed door to side. Re-fitted with a range of wall and base units with solid oak work surfaces incorporating on and half bowl sink drainer. Two electric ovens, five ring induction hob with extractor hood over. Space for American style fridge freezer. Integral dishwasher. Plinth heater. LED lighting. Wall mounted combination boiler. Breakfast bar with seating area. Vertical radiator. Welsh slate tiled flooring. Integral door to garage.

## CLOAKROOM

Window to front. Two piece suite comprising close coupled wc and wash hand basin. Storage cupboard. Heated towel rail. Welsh slate tiled flooring.

## OPEN PLAN LIVING SPACE

24'7" x 13'0" (7.5 x 3.98 )

Double glazed windows and double glazed French doors to rear. Two radiators. Feature fireplace with tiled hearth and oak mantel. Television point. Telephone point. Irish Oak Engineered flooring.

## FIRST FLOOR LANDING

Double glazed window to side. Radiator. Access to part boarded loft space. Storage cupboard.

## BEDROOM ONE

12'11" x 10'2" (3.95 x 3.11)

Double glazed window to rear. Radiator. Sliding glass panelled door to ensuite.

## ENSUITE

Double glazed obscure window to side. Re-fitted suite comprising walk in shower unit with mosaic tiled walls and mains shower and rainfall head with recessed pipework and remote control and start stop button, wash hand basin and close coupled wc. LED lighting, Extractor fan. Victorian style heated towel rail. Slate tiled flooring.

## BEDROOM TWO

11'3" x 10'3" (3.44 x 3.13)

Double glazed window to rear. Radiator.

## BEDROOM THREE

9'0" x 8'4" min (2.75 x 2.56 min)

Double glazed window to front. Radiator.

## BEDROOM FOUR

7'8" x 7'3" (2.35 x 2.21)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Triple shower cubicle with mains shower and rainfall head and recessed pipework and remote control, wash hand basin and close coupled wc. Heated towel rail. LED lighting. Extractor fan. Electric shaver point. Tiled flooring.

## FRONT GARDEN

Double width driveway laid to gravel. Hedge border to front and side.

## REAR GARDEN

Laid to circular shaped lawn with shingle stone seating and walk way areas with raised flower beds and borders. Timber shed. Walled to one side. Outside tap. Gated access to front via both sides.

## INTEGRAL GARAGE

17'6" x 7'8" (5.35 x 2.34)

Up and over door to front. Power and lighting. Door to open plan kitchen/dining space. UPVC door to side. Plumbing for washing machine. Space for tumble dryer.

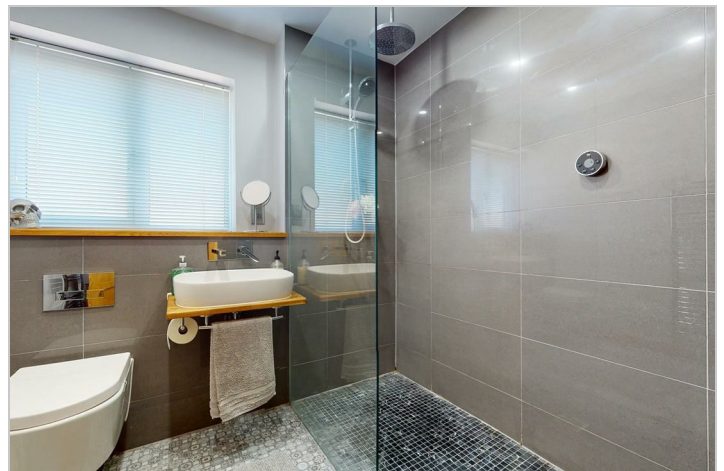
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their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

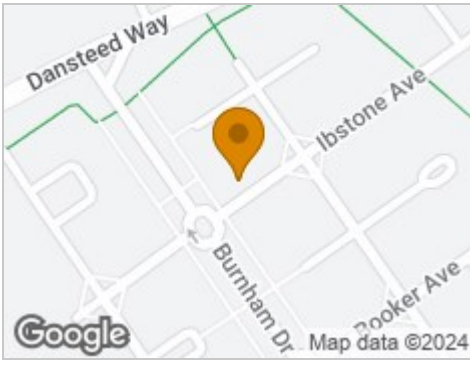
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## Road Map



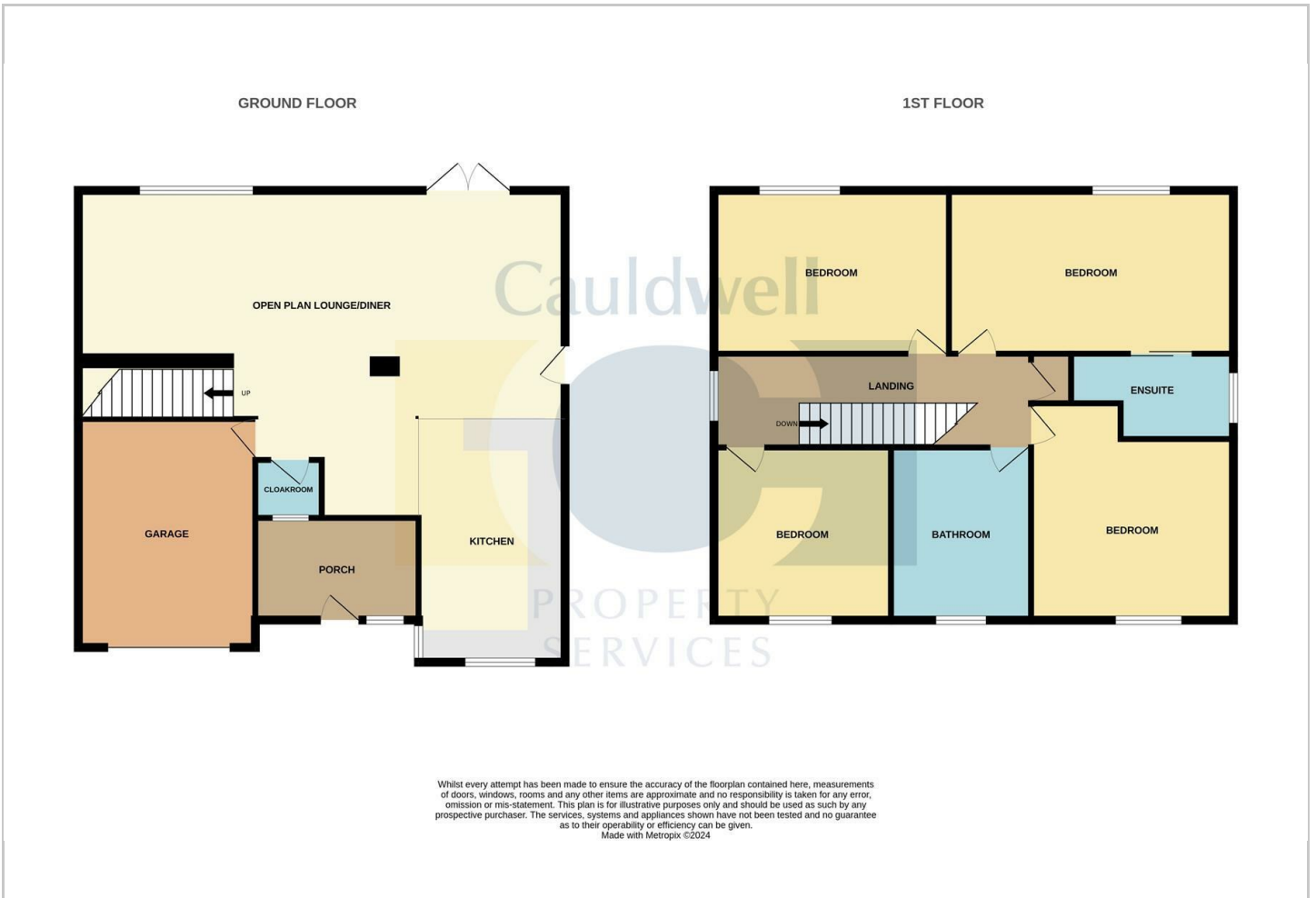
## Hybrid Map



## Terrain Map



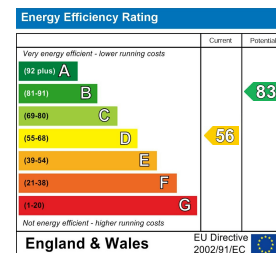
## Floor Plan



## 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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