

Cauldwell

PROPERTY SERVICES



180 Arncliffe Drive, Milton Keynes, MK13 7LL

£299,995

Offered to the market with no onward chain, this well-proportioned three-bedroom semi-detached home in Heelands, Milton Keynes, provides an excellent opportunity for a swift and hassle-free purchase. Ideally located, the property offers easy access to the city centre and mainline train station, making it perfect for commuters and families alike.

The ground floor features a spacious double bedroom, a fitted bathroom, a modern kitchen diner, and a good-sized living room, ideal for relaxation and entertaining. On the first floor, there is a cloakroom for added convenience, another generous double bedroom alongside a single bedroom, offering flexibility for family living or home working.

Externally, this home stands out with its larger-than-average front and rear gardens, providing ample outdoor space for recreation and gardening. Additionally, there is off-road parking to the front, ensuring convenience for residents and visitors.

Council tax band: B
Energy rating: D

ENTRANCE HALL

Double glazed window and door to front. Radiator. Stairs to first floor landing Airing cupboard.

KITCHEN/DINER 13'7" x 12'0" (4.15 x 3.67)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces. Sink drainer and mixer tap. Double glazed window to side. Electric cooker. Space for fridge freezer. Plumbing for washing machine. Under cupboard lighting. Radiator. Understairs storage cupboard. Door to living room.

LIVING ROOM 14'10" x 11'1" (4.54 x 3.40)

Double glazed window to rear Radiator. Television point.

UTILITY ROOM 6'5" x 5'8" max (1.97 x 1.75 max)

Wall units. Wall mounted central heating boiler. Plumbing points

BEDROOM 11'3" x 10'5" (3.44 x 3.18)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to front. Bath with shower attachment, wash hand basin and close coupled wc. Radiator. Tiled walls. Wall mounted medicine cabinet.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space.

BEDROOM 12'4" x 11'1" (3.76 x 3.39)

Double glazed sky light windows to front and rear. Radiator.

BEDROOM 12'3" x 6'4" (3.74 x 1.94)

Double glazed sky light window to front. Radiator.

FIRST FLOOR WC

Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin. Wall mounted medicine cabinet.

FRONT GARDEN

Mainly laid to shingle stone with steps down to door. Outside storage shed.

REAR GARDEN

Laid to lawn with rear width patio area and paved steps up to second lawned area with rockery. Gated access to rear. Timber storage shed. Outside brick storage shed.

SIDE LEAN TO

Outside tap.

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

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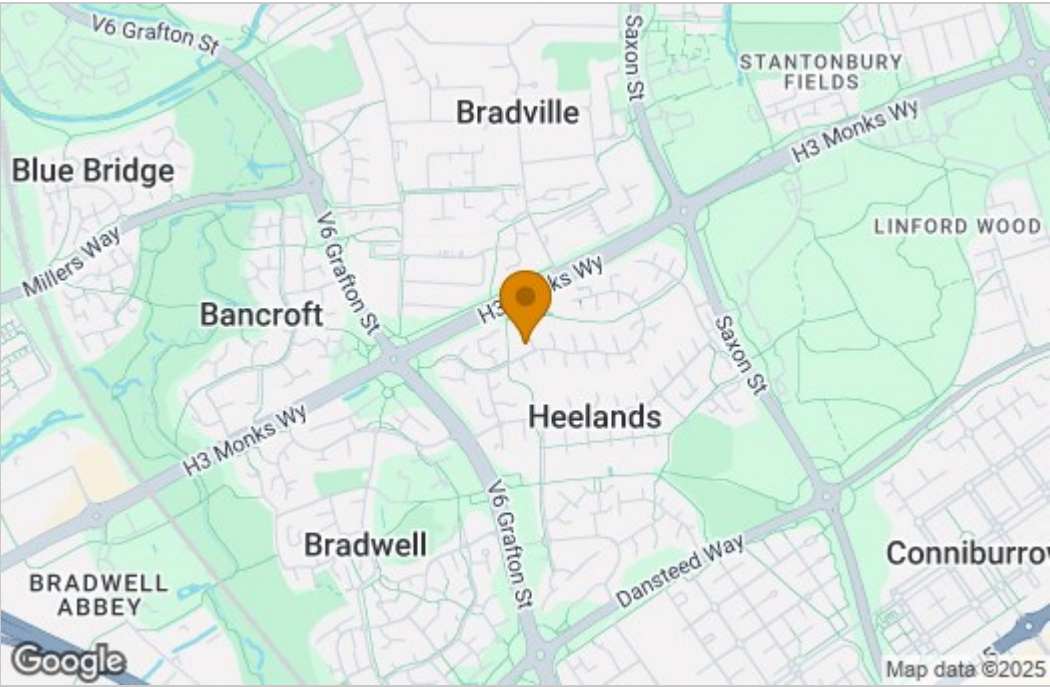
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Floor Plan

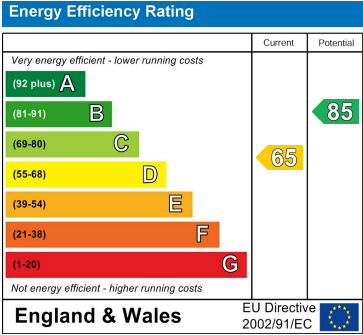


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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