



# Cauldwell

PROPERTY SERVICES



## 38 Mullen Avenue, Milton Keynes, MK14 7LQ

### £300,000

Situated in the highly sought-after central Milton Keynes development of Downs Barn, this well-presented three-bedroom terraced house offers spacious and versatile living accommodation, perfect for families and first-time buyers alike.

The property features three good-sized bedrooms served by a fitted family bathroom. On the ground floor, you'll find a welcoming entrance hall, a convenient cloakroom, and a generously sized front-facing living room. To the rear, a full-width kitchen/dining room provides ample space for entertaining and opens out to a private, low-maintenance garden that is not overlooked, offering peace and privacy.

Externally, the property benefits from a low-maintenance front garden, a garage, and off-road parking, providing practical convenience for modern living.

Offered to the market with no onward chain, this delightful home is ideally located close to local amenities, schools, and excellent transport links, making it an opportunity not to be missed.

Energy rating: C  
Council tax band: B

## **ENTRANCE HALL**

UPVC double glazed door to front. Radiator. Tiled flooring Telephone point. Stairs to first floor landing.

## **CLOAKROOM**

Two piece suite comprising close coupled wc and wash hand basin . Extractor fan.

## **LIVING ROOM 13'1" x 11'6" (4.00 x 3.51)**

Double glazed window to front. Radiator. Glass inset panelled door to dining room.

## **KITCHEN/DINING ROOM 17'11" x 13'1" (5.47 x 4.00)**

Double glazed patio doors to rear. Double glazed door to rear. Fitted wall and base units with worksurfaces. Electric oven, four ring hob and extractor hood. Stainless steel sink drainer unit . Plumbing for washing machine. Built in storage cupboard and under stairs storage cupboard. Radiator. Tiled flooring .

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Airing cupboard housing hot water cylinder and central heating boiler. Storage cupboard.

## **BEDROOM ONE 13'1" x 11'1" (4.01 x 3.39)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 11'5" x 9'9" (3.49 x 2.98)**

Double glazed window to rear. Radiator. Built in wardrobe.

## **BEDROOM THREE 10'2" x 6'4" (3.10 x 1.94)**

Double glazed window to front. Radiator.

## **BATHROOM**

Double glazed obscure window to rear. Three piece suite comprising shower cubicle and electric shower. wash hand basin and close coupled wc. Heated towel rail. Tiled walls and flooring

## **FRONT GARDEN**

Paved and shingle stone front garden with small plants

## **GARAGE**

Up and over door to front. Power and lighting. Parking to front of garage.

## **REAR GARDEN**

Laid to lawn with rear width patio area and additional patio with shingle stone beds to sides. Brick storage shed. Gated access to rear.

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

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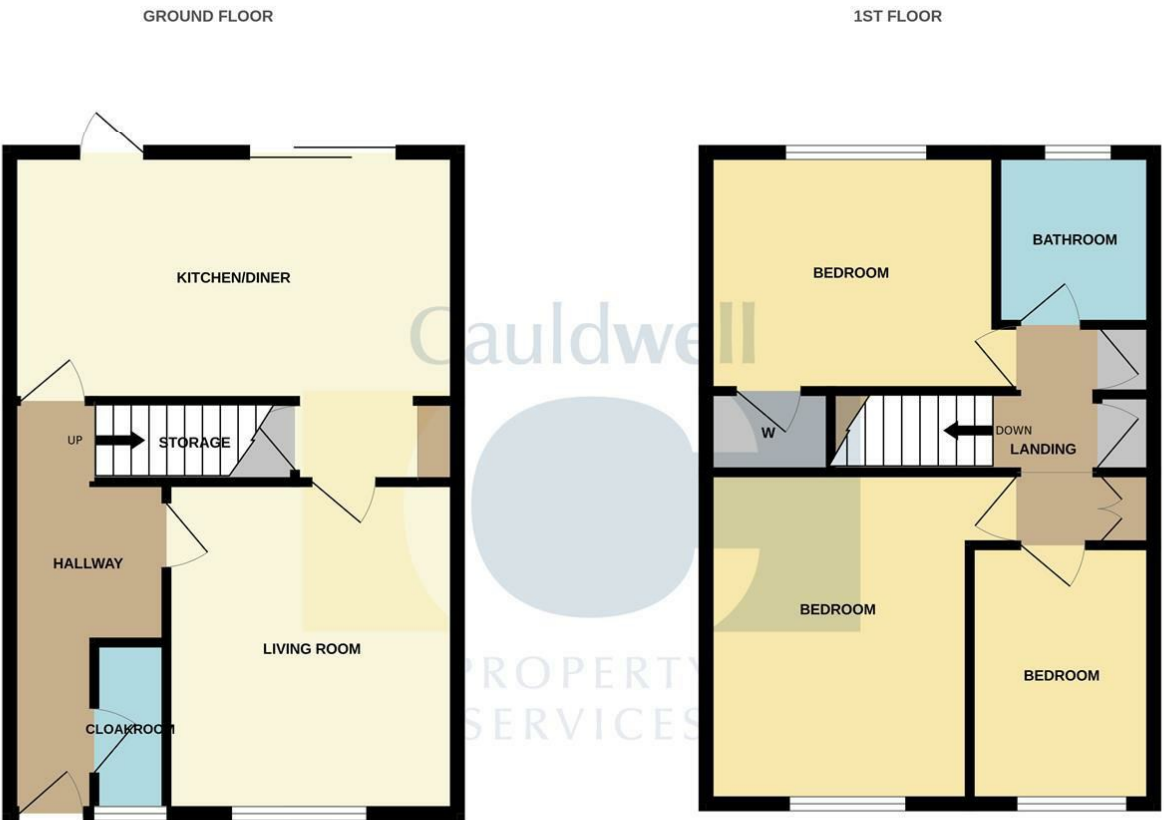
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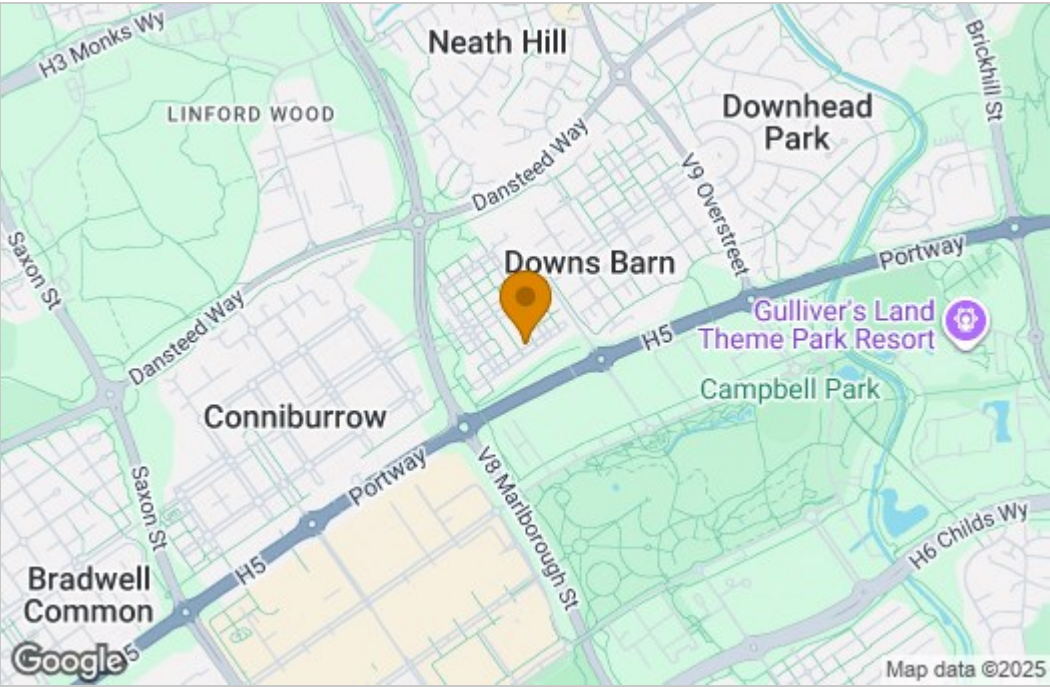


Floor Plan

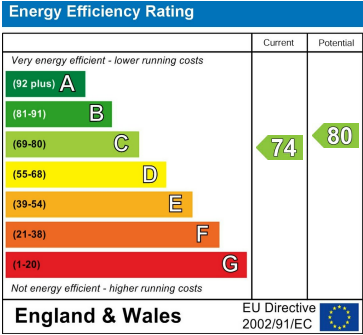


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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