



Connells

Caledonian Road
New Bradwell Milton Keynes



Property Description

Connells Estate Agents are delighted to be able to offer for sale this three bedroom end-terraced property in the popular area of New Bradwell.

The accommodation consists of an entrance hall, lounge, dining room, kitchen. First floor landing two bedrooms and a family bathroom. Second floor landing bedroom three. The property has a large size rear garden with potential to extend STPP and a well and on street parking.

For further information and to arrange your viewing call Connells Estate Agents on 01908 674141 or email miltonkeynes@connells.co.uk. Please also see the full range of photographs that accompany this listing as well as the floorplan providing an indicative view of the property layouts.

The Area

New Bradwell is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all of its amenities. You will find Centre:MK, the Theatre district, Xscape building and Campbell Park with a wide range of retail, entertainment and recreational facilities.

The mainline railway station is also within easy reach, offering direct trains into London Euston with journey times of approximately 35 minutes. The area is also well served with local bus routes offering journeys across the town. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. The town also benefits from miles of redways providing good cycle routes across Milton Keynes.

Wolverton railway station is approximately a 10 minute walk away from this property, making this a popular location with commuters. Nearby is also a well regarded primary school and nursery - which is around a 5 minute walk away.

New Bradwell has its own local amenities including a local Co-op and Asda, and there are a number of schools nearby, making this an ideal area for families or first time buyers.

Entrance Hall

Door to front, stairs to first floor and a wall mounted radiator.

Lounge

11' 8" x 11' 1" (3.56m x 3.38m)

Window to front aspect, wall mounted radiator.

Dining Room

14' 4" x 12' 4" (4.37m x 3.76m)

Window to rear aspect and a wall mounted radiator.

Kitchen

18' 3" x 7' 8" (5.56m x 2.34m)

Window to side and rear aspect, door to side aspect. Fitted kitchen with eye and base level units, worksurfaces sink drainer and part tiled. Built in gas hob, extractor hood over and electric oven, wall mounted CH boiler, space for dishwasher, washing machine and fridge freezer.

First Floor Landing

Doors to bedrooms, one, two, bathroom and stairs to second floor.

Bedroom One

14' 4" x 11' 8" (4.37m x 3.56m)

Window to front aspect and wall mounted radiator and a fireplace.

Bedroom Two

12' 4" x 8' 5" Maximum (3.76m x 2.57m Maximum)

Window to rear aspect and a wall mounted radiator.

Bathroom

Window to rear aspect and a velux window. Jaccuzi bath, mixer taps, shower over, part tiled, W/C, wash hand basin and a wall mounted radiator.

Second Floor Landing

Stairs to bedroom three

Bedroom Three

14' 4" x 11' 8" (4.37m x 3.56m)

Window to rear aspect.

Rear Garden

Large rear garden with potential to extend STPP. Enclosed timber fence, outside tap mainly laid to lawn, patio area, gated access to front and a well

Parking

On street parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
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EPC Rating: Awaited
 Council Tax Band: B

view this property online connells.co.uk/Property/MKN320435

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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