Cauldwell

PROPERTY SERVICES










# 5 Travell Court, Milton Keynes, MK13 9DY

## Offers Over £335,000

Situated in the heart of the ever-popular Bradwell Village, this three-bedroom detached family home is offered to the market with no upper chain, presenting an excellent opportunity for buyers looking to personalise a home in one of Milton Keynes' most desirable locations.

The accommodation comprises an entrance porch leading into a spacious living room, which flows seamlessly into the dining area, creating an ideal space for both everyday family living and entertaining. The fitted kitchen overlooks the rear garden and offers ample storage and workspace.

To the first floor are three well-proportioned bedrooms, a family bathroom and the added convenience of a separate WC.

Externally, the property benefits from an enclosed rear garden providing a private outdoor space, together with a garage and driveway offering off-road parking.

Properties in Bradwell Village are always in strong demand thanks to the area's character, excellent transport links and village atmosphere. Early viewing is highly recommended.

**ENTRANCE PORCH**
Door to living room. Radiator. Double glazed frosted window to front.

**LIVING ROOM 16'0" x 11'8" (4.89 x 3.56)**
Stair recess
Double glazed window and door to rear. Double panelled radiator. Coving to skimmed ceiling. Opening to dining room.

**DINING ROOM 11'10" x 8'3" (3.63 x 2.54)**
Dual aspect room with double glazed window to front. Box bay double glazed window to side. Radiator. Opening to kitchen.

**KITCHEN 7'2" x 11'8" (2.19 x 3.57)**
Fitted with a range of wall and base units with roll top worksurfaces incorporating sink drainer unit and mixer tap. Space for freestanding cooker and under counter fridge. Plumbing for washing machine and dishwasher. Double glazed window and door to rear. Wall mounted boiler. Splash back tiling;

**FIRST FLOOR LANDING**
Double glazed window to front. Access to loft. Airing cupboard

**BEDROOM ONE 9'0" x 9'4" (2.75 x 2.85)**
Double glazed window to rear and side. Radiator Skimmed ceiling.

**BEDROOM TWO 7'10" x 7'9" (2.4 x 2.37)**
Double glazed window to rear. Radiator.

**BEDROOM THREE 6'7" x 8'10" (2.03 x 2.71)**
Double glazed window to front.

**BATHROOM**
Two piece suite comprising panelled bath with shower over and wash hand basin. Heated towel rail. Tiled walls. Frosted double glazed window to side.

**SEPARATE WC**
Low level wc. Radiator. Frosted double glazed window to front. Part tiled walls.

**REAR GARDEN**
Enclosed with wooden fence and brick surround. Service door to garage.

**GARAGE**
Up and over door.

**FRONT GARDEN**
Laid to slate. Path to front door.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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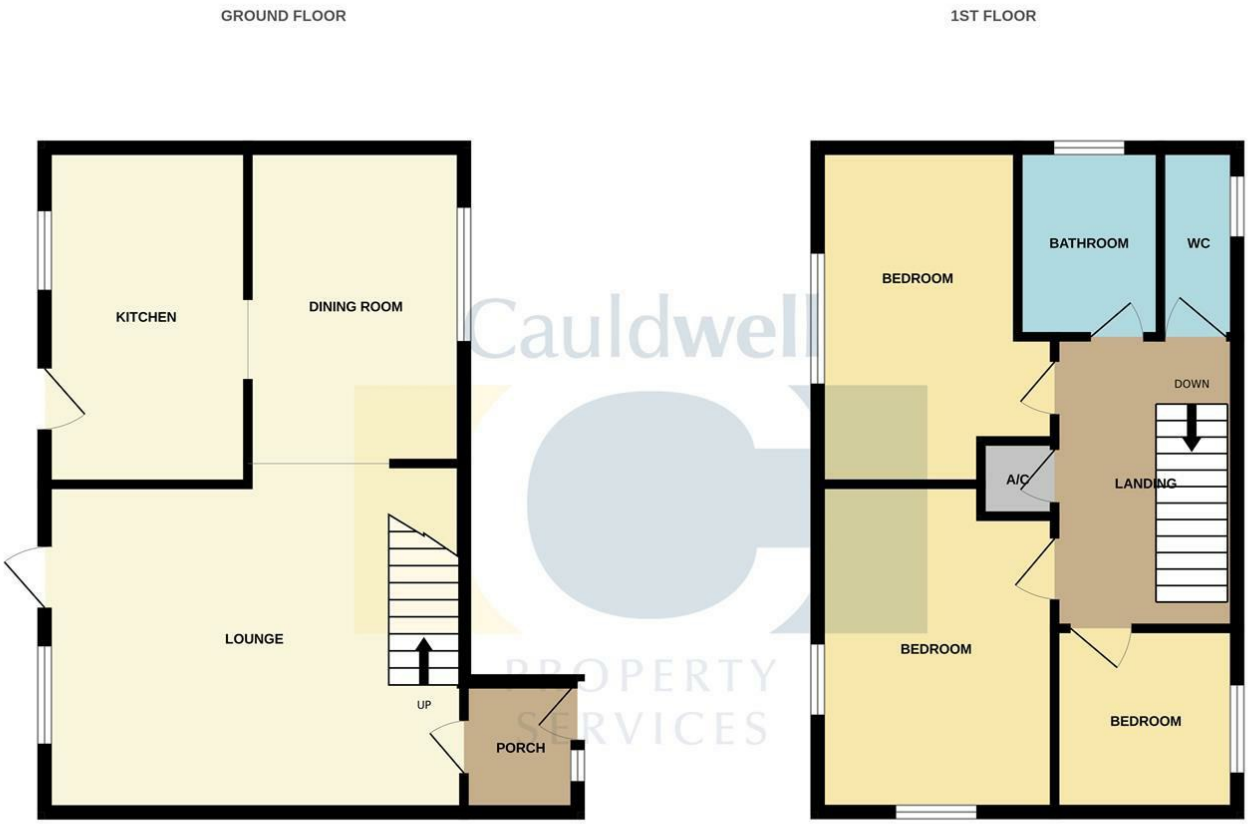
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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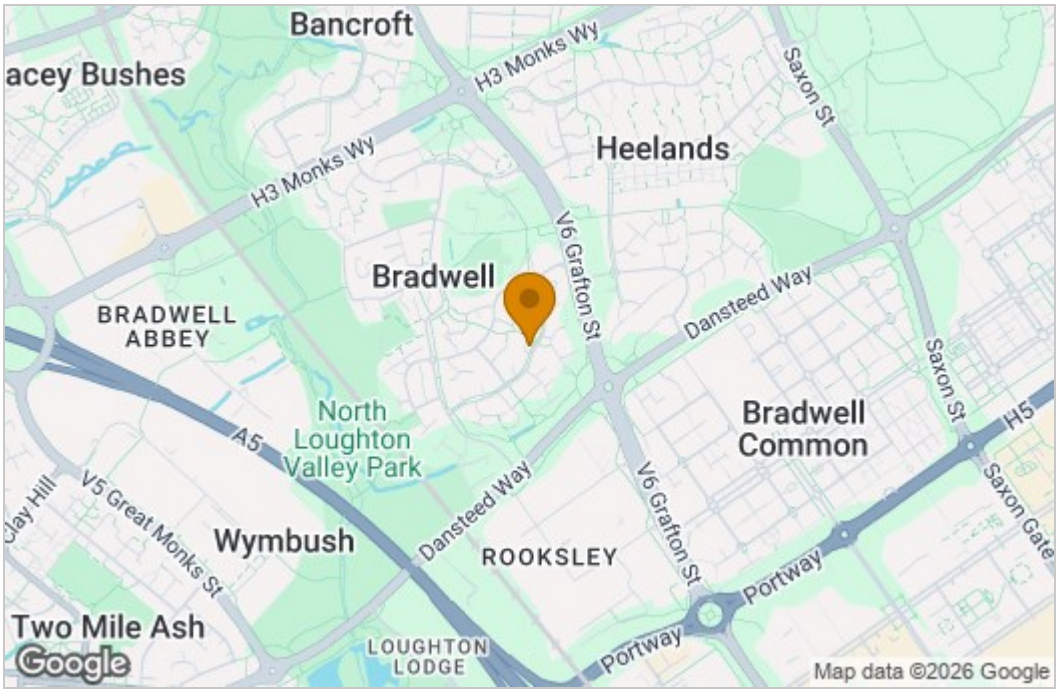
## Floor Plan



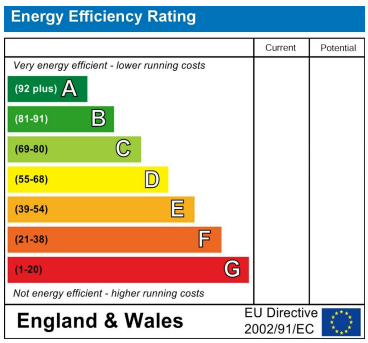

TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

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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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk