Cauldwell

PROPERTY SERVICES

27 Edrich Avenue., Milton Keynes, MK6 2HU

Offers Over £360,000

Offered to the market with no onward chain, this three-bedroom link-detached home is ideally situated in the well-established and highly convenient location of Oldbrook, just a short distance from Central Milton Keynes. Perfectly positioned for commuters and families alike, the property enjoys easy access to the city centre, the mainline railway station, local schooling, shopping facilities and an array of leisure amenities.

The accommodation is well laid out and offers excellent potential for a buyer to personalise and create a fantastic long-term home. The entrance hall provides access to the principal ground floor accommodation, with a spacious living/dining room offering plenty of room for both relaxing and entertaining, while the separate kitchen overlooks the rear garden.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Outside, the property benefits from a generous rear garden, providing an ideal space for families, outdoor dining or gardening enthusiasts. To the front is a further garden, together with off-road parking for two vehicles and a garage, offering excellent storage or additional parking.

Combining a highly convenient location close to Central Milton Keynes with the added advantage of no onward chain, a garage, driveway parking and a generous garden, this property presents an excellent opportunity

ENTRANCE HALL
UPVC double glazed door to front. Double glazed window to front. Stairs to first floor landing. Telephone point. Radiator.

LIVING/DINING ROOM 20'8" x 12'7" (6.30 x 3.86)
max into bay
Double glazed bay window to front. Double glazed French doors to rear. Internet point Television point Two radiators. Service hatch to kitchen.

KITCHEN 9'8" x 8'11" (2.96 x 2.73)
Double glazed window. Door to rear. Fitted wall and base units with worksurfaces. Sink drainer unit. Gas oven. Space for fridge freezer. Plumbing for washing machine. Wall mounted boiler. Radiator

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE 14'4" x 8'4" (4.39 x 2.55)
max into bay
Double glazed bay window to front. Radiator. Built in wardrobe.

BEDROOM TWO 10'8" x 7'11" (3.27 x 2.43)
max into rear bay
Double glazed bay window to rear. Radiator.

BEDROOM THREE 9'9" x 8'6" (2.98 x 2.61)
max into recess
Double glazed window to front Radiator. Overstairs storage cupboard.

BATHROOM
Double glazed window to rear. Fitted suite comprising 'P' shaped bath with mains shower and screen, wash hand basin and close coupled wc. Wall mounted cabinet. Radiator. Part tiled walls. Heated towel rail.

FRONT GARDEN
Hardstanding and driveway parking for two cars. Laid to lawn.

GARAGE
Up and over door to front. Power and light. Door to rear garden.

REAR GARDEN
Laid to lawn with two decking areas and patio. Timber shed. Outside tap. Double gated access to front.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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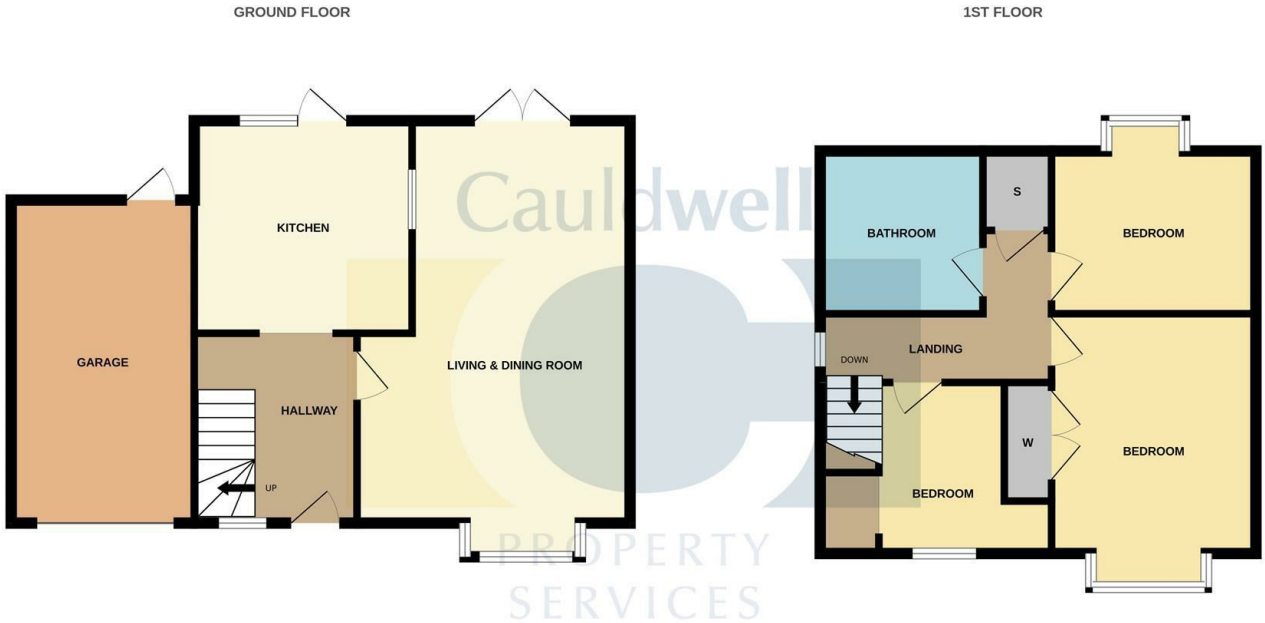
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

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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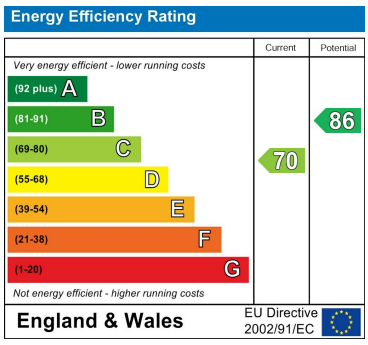
Area Map

Energy Efficiency Graph



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