

Cauldwell

PROPERTY SERVICES



44 Vicarage Road., Milton Keynes, MK13 9AQ

£267,500

Nestled within the sought-after setting of Bradwell village, this charming two-bedroom character cottage offers the perfect blend of period appeal and modern living, all just a short five-minute journey from Milton Keynes city centre and the mainline train station.

Situated within one of the city's original developments, the property enjoys a peaceful position surrounded by attractive green spaces and parkland, creating a semi-rural feel while remaining exceptionally well connected.

The current owner has thoughtfully renovated the home, resulting in a well-presented and move-in-ready property. To the first floor, there are two double bedrooms alongside a stylish refitted bathroom. The ground floor features a spacious and versatile living/dining room, which flows seamlessly into a modern refitted kitchen—ideal for both everyday living and entertaining. Externally, the property benefits from a fully enclosed, low-maintenance rear garden, providing a private outdoor retreat. Additional advantages include a recently replaced boiler and double glazing, enhancing efficiency and peace of mind.

Offered to the market with no onward chain, this delightful cottage presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

LIVING/DINING ROOM 17'4" x 16'8" (5.30 x 5.09)

Double glazed windows to front and rear. Two radiators. Two fireplaces with exposed capped hearths. Composite double glazed door to front. Stairs to first floor landing with understairs storage cupboard. Wall mounted combination boiler. Door way to kitchen. Internet and television point.

KITCHEN 7'3" x 7'5" (2.21 x 2.27)

Double glazed window to side and double glazed door to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl stainless steel sink drainer and mixer tap. Electric oven and four ring hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Internet and television point.

FIRST FLOOR LANDING

Stairs from living/dining room. Double glazed window to side. Radiator. Access to boarded loft space via drop down ladder with light.

BEDROOM ONE 8'11" x 16'6" (2.73 x 5.03)

Two double glazed windows to front. Radiator. Feature fireplace with exposed brick hearth. Television point. LED lighting. Freestanding wardrobes.

BEDROOM TWO 10'7" x 8'0" (3.24 x 2.44)

Double glazed window to rear. Radiator. LED lighting. Exposed floor boards. Television point.

BATHROOM 7'6" x 8'0" (2.29 x 2.45)

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin in vanity surround and close coupled wc. Tiled walls. Heated towel rail.

REAR GARDEN

Laid to sandstone patio with gated access to front. Composite storage shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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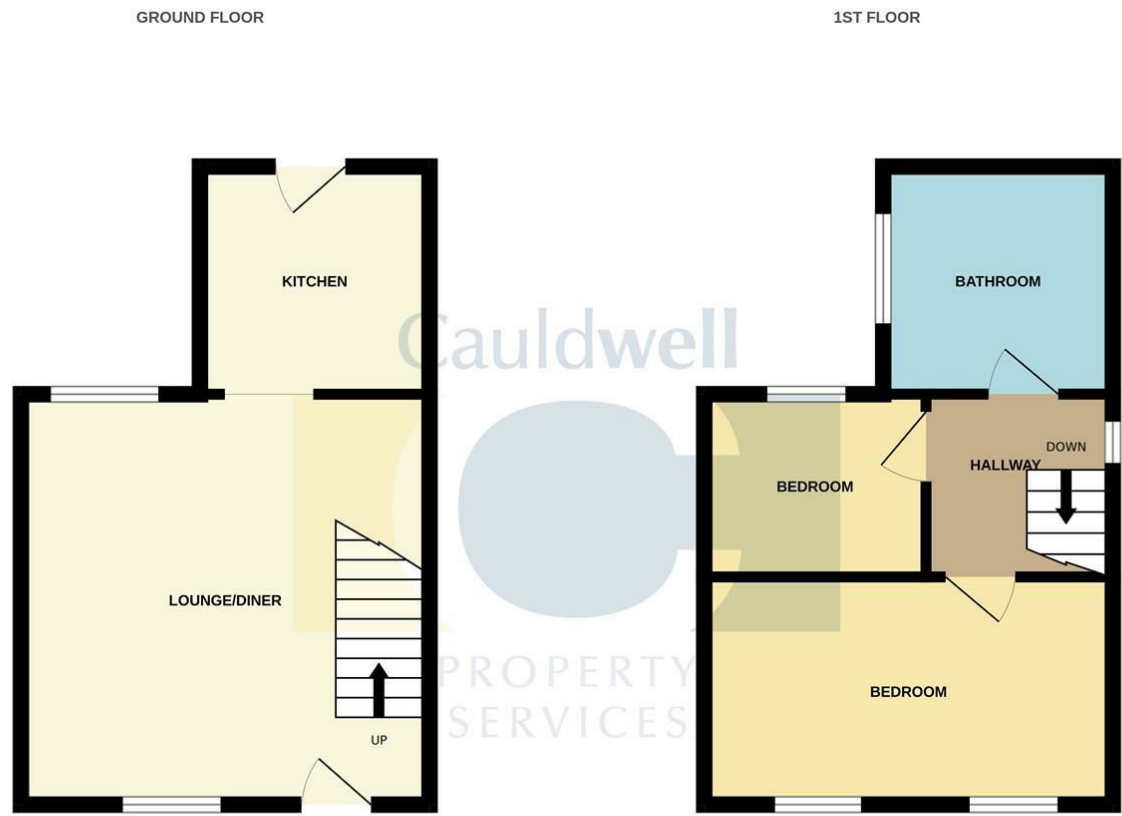
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Floor Plan

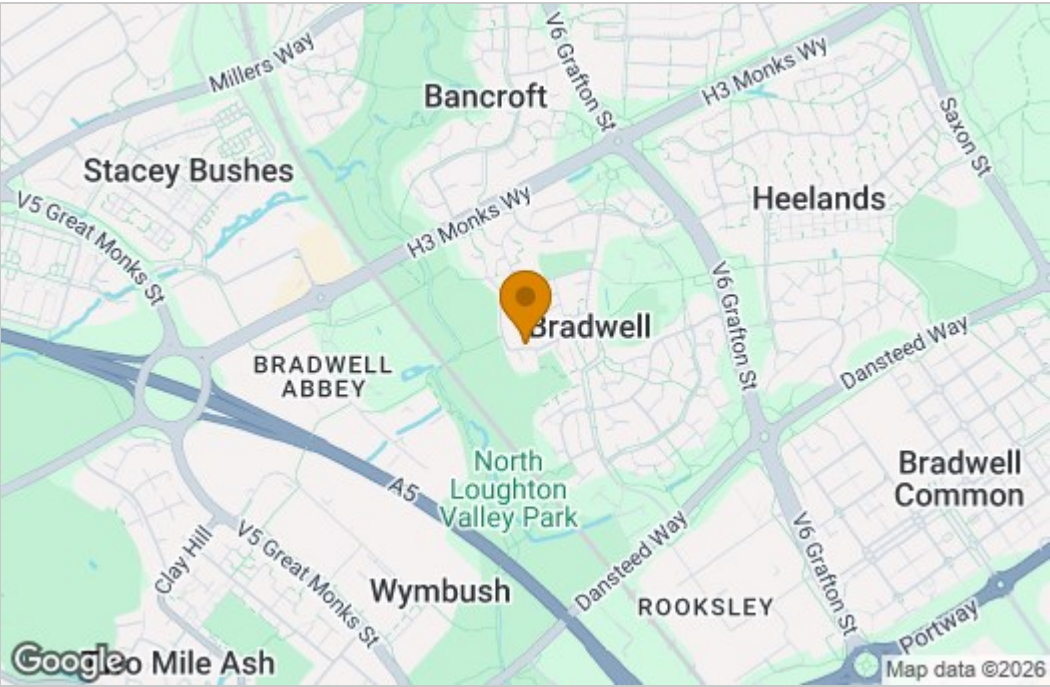


TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.

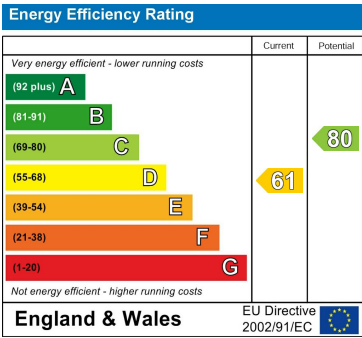
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Area Map



Energy Efficiency Graph



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