Cauldwell
PROPERTY SERVICES

2 Evelyn Place, Milton Keynes, MK13 7UG

£375,000

CAULDWELL are delighted to offer for sale this well presented three-bedroom detached family home, offered to the market with no upper chain and situated within the established residential area of Bradville, Milton Keynes.

The accommodation briefly comprises; entrance hall, downstairs cloakroom, spacious living room, separate dining room, kitchen, utility room and a conservatory overlooking the rear garden, providing flexible and versatile living accommodation ideally suited to modern family life.

To the first floor there are three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally the property enjoys both front and rear gardens, offering excellent outdoor space for families and entertaining.

Bradville is a popular and well-established area situated to the north of Central Milton Keynes. The location offers convenient access to a range of local amenities, including shops, schools, parkland and leisure facilities. The nearby Wolverton and Central Milton Keynes railway stations provide excellent transport links, with direct services to London Euston and beyond.

ENTRANCE HALL
Front entrance door. Stairs to first floor. Door to living room and cloakroom. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tile. Radiator. Frosted double glazed window to front.

LIVING ROOM 16'9" x 12'1" (5.12 x 3.70)
Double glazed bay window to front. Fireplace and surround. Two radiators. Arch to dining room.

DINING ROOM 11'3" x 8'0" (3.45 x 2.44)
Double glazed French doors to conservatory. Radiator.

CONSERVATORY 11'5" x 6'8" (3.48 x 2.05)
Brick and UPVC double glazed construction. Vaulted ceiling. Power and light. Double glazed French doors to rear garden.

KITCHEN 16'1" x 11'3" (4.92 x 3.43)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Space for fridge freezer. Double glazed window to rear. Double glazed French doors to rear. Understairs storage cupboard. Radiator. Door to utility room.

UTILITY ROOM
Fitted with base units and worksurface with sink drainer unit. Plumbing for washing machine. Tiled flooring. Wall mounted boiler. Access to loft. Integral door to garage. Door to garden.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Airing cupboard. Loft access.

BEDROOM ONE 12'0" x 8'4" (3.68 x 2.56)
Double glazed window to rear. Built in furniture. Radiator.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side.

BEDROOM TWO 11'1" x 8'9" (3.40 x 2.69)
Double glazed window to front. Radiator.

BEDROOM THREE 8'2" x 6'9" (2.49 x 2.07)
Double glazed window to rear. Radiator. Fitted with office furniture.

BATHROOM
Three piece suite comprising panelled bath, low level wc and wash hand basin in vanity surround. Shaver point. Extractor Part tiled walls. Heated towel rail. Frosted double glazed window to front.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated side access.

FRONT GARDEN
Laid to artificial lawn with block paved driveway leading to single garage.

SINGLE GARAGE
Electric garage door. Power and light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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 - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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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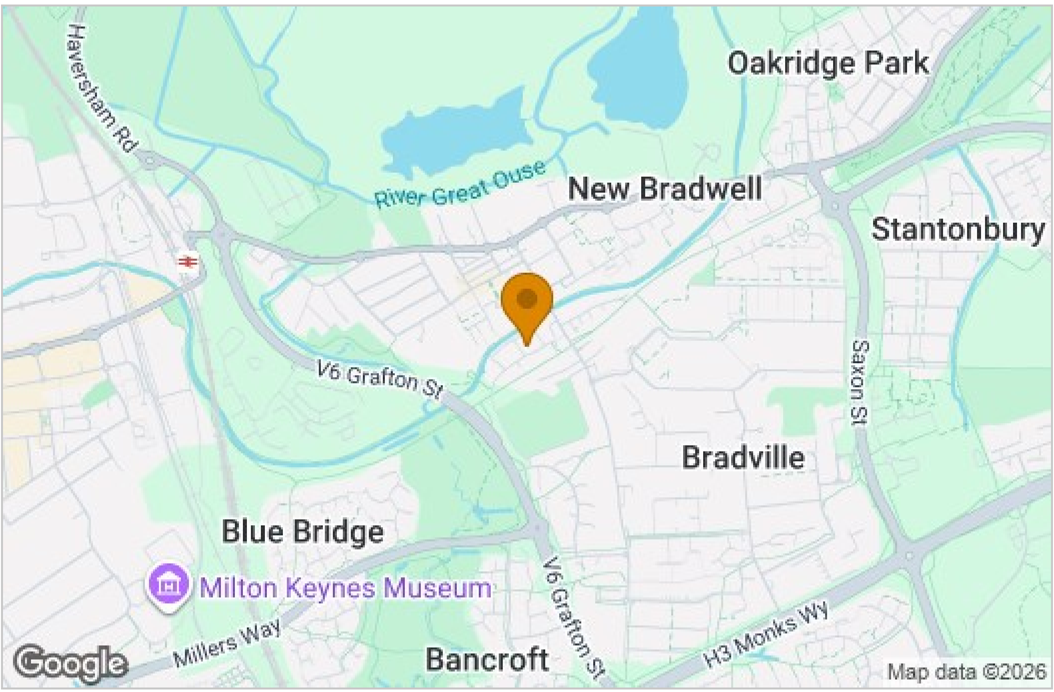
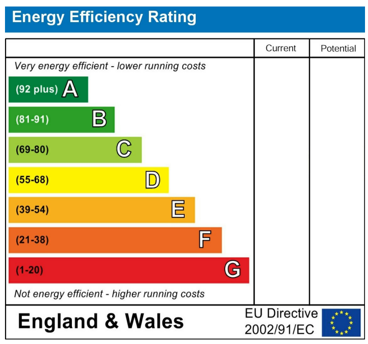
Area Map



Energy Efficiency Graph



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