



Cauldwell

PROPERTY SERVICES



13 Arlott Crescent, Milton Keynes, MK6 2QL

£259,995

Offered to the market with no onward chain, this well-presented, recently re-decorated and re-carpeted home is ideally situated just outside the city centre, providing convenient access to the mainline train station, local amenities and surrounding facilities.

An excellent opportunity for first-time buyers or investors alike, the property benefits from a single-storey rear extension that has significantly enhanced the living accommodation.

The ground floor comprises an entrance hall leading into a spacious open-plan living and dining area, with the kitchen subtly separated by a partial wall, creating a sociable and versatile layout that works seamlessly as one flowing space.

To the first floor, a small landing with useful storage provides access to two bedrooms and a fitted family bathroom. Externally, the property enjoys a small front garden, a generously sized rear garden for a home of this type, and allocated parking located at the end of the terrace.

Energy rating: C
Council tax band: B

ENTRANCE HALL

Composite double glazed door to front. Understairs storage cupboard. Door to living/dining room.

LIVING/DINING ROOM 22'4" x 11'0" max (6.83 x 3.37 max)

Double glazed patio doors to rear. Double glazed window to side. Two radiators. Television and telephone point. Stairs to first floor landing with understairs storage cupboard. Opening to kitchen.

KITCHEN 9'0" x 7'3" (2.75 x 2.21)

Double glazed window to front. Fitted with wall and base units with worksurfaces incorporating sink drainer unit. Electric cooker. Plumbing for washing machine Space for tumble dryer and fridge freezer. Wall mounted combination boiler.

FIRST FLOOR LANDING

Stairs from living/dining room. Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 9'2" x 9'6" (2.81 x 2.91)

Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM TWO 10'6" x 5'9" (3.21 x 1.77)

Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mains shower, wash hand basin in vanity unit and close coupled wc. Tiled walls.

FRONT GARDEN

Small garden area with brick store.

REAR GARDEN

Mainly laid to lawn with timber shed. Plants. Gate to front.

PARKING

One space to side of properties.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Floor Plan



TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

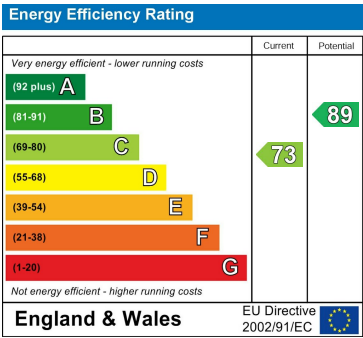
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Area Map



Energy Efficiency Graph



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