



## 47 St. Giles Street, Milton Keynes, MK13 0BE

**£250,000**

Situated in the heart of New Bradwell, this charming Victorian terraced house offers the perfect blend of period character and modern convenience. Ideally positioned within walking distance of local schools and shops, the property is also just a short drive to Wolverton or Central Milton Keynes mainline train stations, providing excellent commuter links.

Inside, the accommodation includes two double bedrooms and a spacious fitted bathroom on the first floor. The ground floor opens with an inviting entrance hall leading into a modern fitted kitchen, which flows through to a dual-aspect living and dining room. To the rear, a thoughtfully designed utility conservatory room provides ample space for white goods and houses the replacement combination boiler.

Outside, the home benefits from a good-sized rear garden, a sought-after feature in this popular area.

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

Council tax band: B  
Energy rating: tbc

## **ENTRANCE HALL**

Double glazed UPVC door to front Stairs to first floor landing. Radiator. Understairs storage space.

## **KITCHEN 11'4" s 7'0" (3.47 s 2.15)**

Two double glazed windows to rear. Fitted wall and base units with worksurfaces. Stainless steel sink drainer Gas oven and extractor hood Space for fridge freezer.

## **LIVING/DINING ROOM 22'2" x 10'11" (6.76 x 3.35)**

Double glazed windows to front. Double glazed patio doors to rear. Two radiators. Television point. Two fireplaces.

## **UTILITY ROOM 10'10" x 7'9" (3.31 x 2.37)**

Double glazed window to rear. Double glazed door to side. Fitted worksurfaces. Radiator. Plumbing for washing machine and dishwasher. Space for tumble dryer. Wall mounted combination boiler.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to loft space.

## **BEDROOM ONE 17'3" x 10'2" max (5.26 x 3.12 max)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 11'5" x 9'4" (3.48 x 2.87)**

Double glazed window to rear. Radiator.

## **BATHROOM 8'3" x 7'4" (2.54 x 2.26)**

Double glazed window to rear. Three piece suite comprising bath with mains shower, wash hand basin and close coupled wc. Radiator. Shaver point. Storage cupboard.

## **REAR GARDEN**

Mainly laid to patio with small lawn area. Outside tap. Gate to rear.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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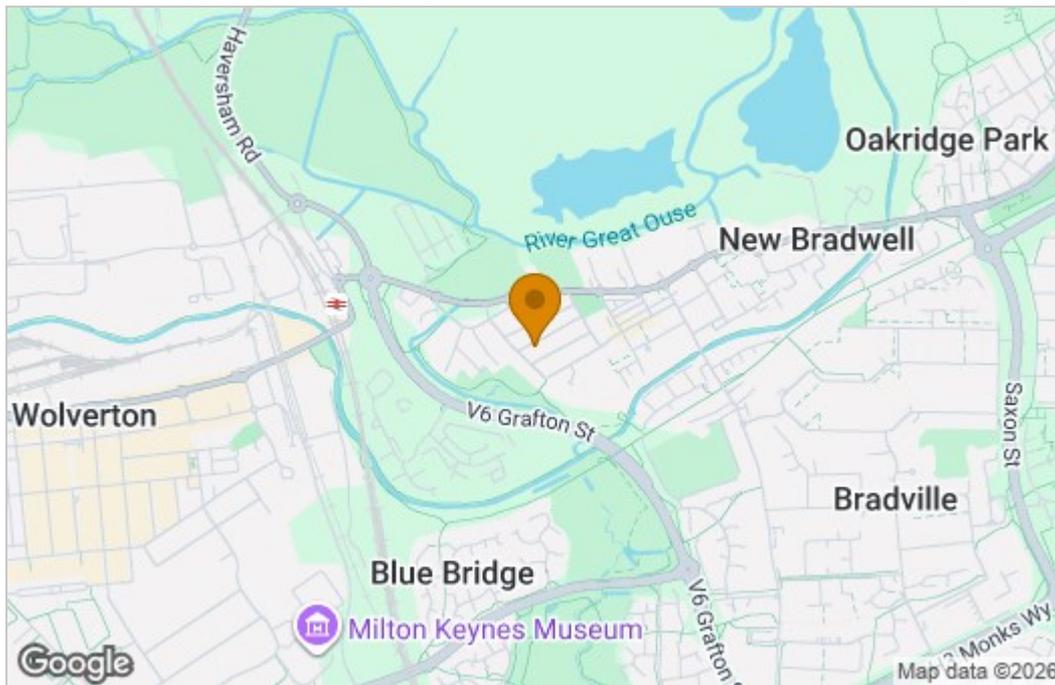
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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