



# Cauldwell

PROPERTY SERVICES



## 10 St. Giles Street

New Bradwell, Milton Keynes, MK13 0BE

£275,000



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## ENTRANCE HALL

Door and window to front. Stairs to first floor landing with understairs storage cupboard. Radiator. Further under stairs cupboard with plumbing for washing machine and dishwasher.

## LIVING/DINING ROOM

12'6" x 13'10" (3.82 x 4.22)

Double glazed window to front. Radiator. Television point. Internet point. Fireplace with woodburner. LED lighting.

## KITCHEN

9'3" x 6'11" (2.84 x 2.12)

Double glazed window and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor over. Integral fridge. Door to dining room/bedroom three.

## DINING ROOM/BEDROOM THREE

10'11" x 8'8" (3.35 x 2.66)

Double glazed window to rear. Radiator. Storage cupboard housing combination boiler.

## FIRST FLOOR LANDING

Stairs from entrance hall.

## BEDROOM ONE

15'0" x 10'2" (4.58 x 3.12)

Double glazed window to front. Built in wardrobes with sliding doors. Radiator. LED lighting. Door to storage cupboard with fixed stairwell leading to boarded loft space with power and light.

## BEDROOM TWO

12'4" x 10'10" (3.78 x 3.32)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising walk in shower cubicle with mains shower and shower attachment, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Built in storage cupboard. LED Lighting.

## REAR GARDEN

Mainly block paved with raised decking area and ornamental pond. Raised flower beds. Timber shed. Gated access to rear. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

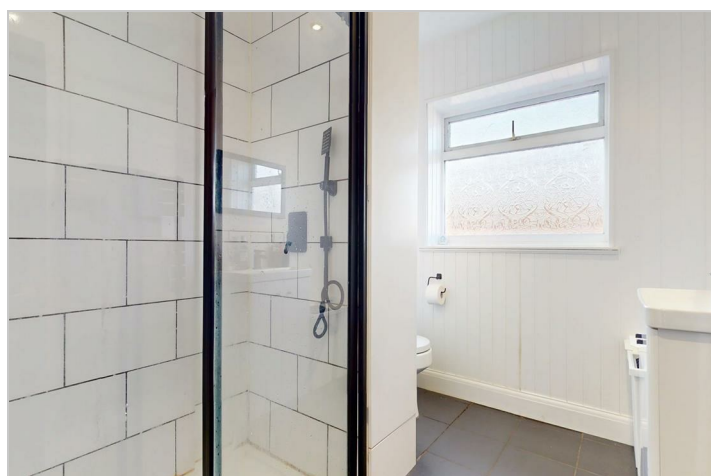
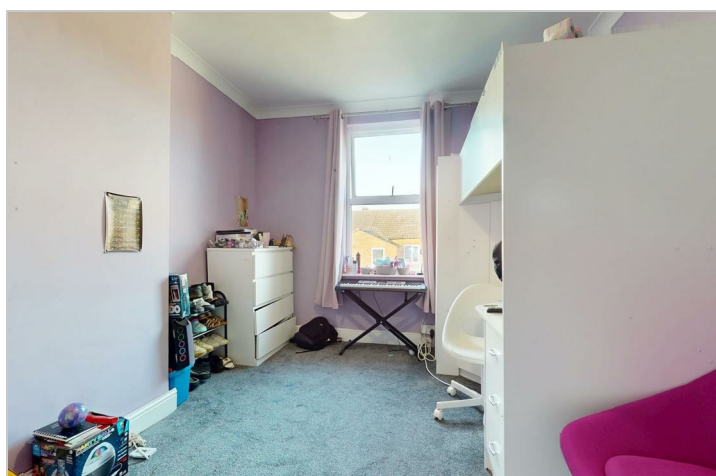
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## Road Map



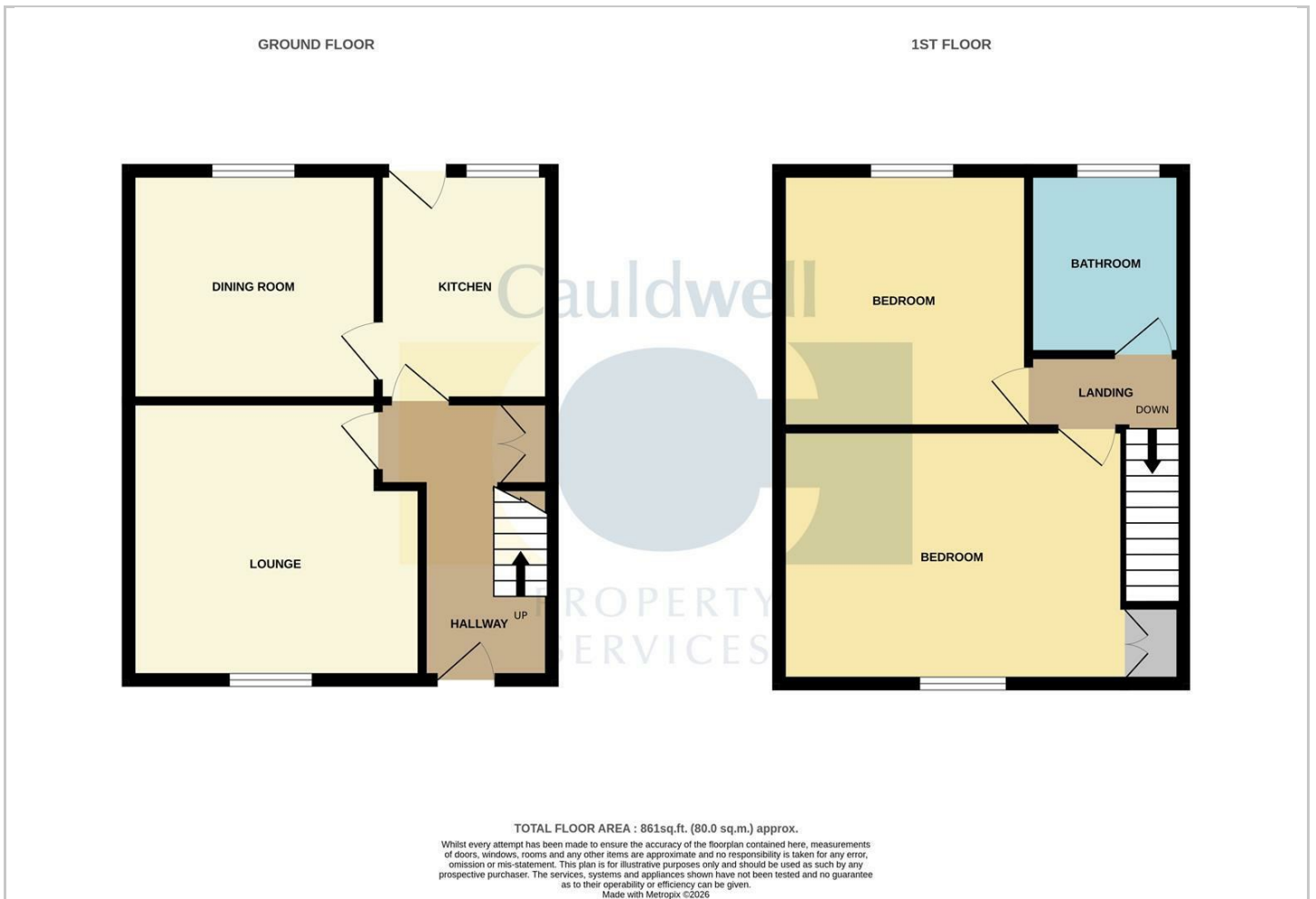
## Hybrid Map



## Terrain Map



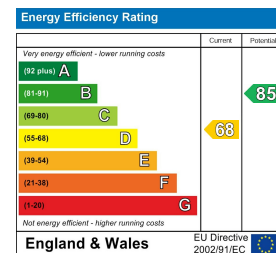
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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