Cauldwell

PROPERTY SERVICES









Hilliard Drive, Milton Keynes, MK13 9EF

£244,995

Nestled in the charming area of Bradwell Village, Milton Keynes, this delightful two-bedroom terrace home on Hilliard Drive offers a perfect blend of comfort and convenience. The property features a spacious lounge, ideal for relaxation and entertaining, alongside a well-equipped fitted kitchen that caters to all your culinary needs.

Both bedrooms are generously sized doubles, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the rear garden presents an outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends.

Parking is a notable advantage, with space available for two vehicles, making this home practical for those with multiple cars. Additionally, the property is situated just 1.5 miles from the Central Milton Keynes railway station, offering excellent transport links for commuters and easy access to the wider region.

This charming home is an excellent opportunity for first-time buyers or those looking to downsize, combining a peaceful residential setting with the benefits of nearby amenities and transport options. Don't miss the chance to make this lovely property your own.

ENTRANCE
Via double glazed door.

LIVING ROOM 12'3" x 15'10" (3.75 x 4.85)





Measurements include stairs leading to 1st floor. Double glazed window to front aspect. Radiator. Door to kitchen/diner.

KITCHEN/DINER 12'3" x 8'11" (3.75 x 2.72)



Double glazed window to rear aspect. Range of wall and base units incorporating sink unit and work surface over. Cooker with hob and extractor fan, washing machine, fridge. Radiator. Double glazed door to rear garden.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom.

BEDROOM ONE 12'3" x 9'0" (3.75 x 2.76)



Double glazed window to rear aspect. Built on wardrobe. Radiator.

BEDROOM TWO 12'3" x 7'7" (3.75 x 2.32)



Double glazed window to front aspect. Radiator.

BATHROOM
Three piece suite comprising panelled bath, wash hand basin and low level wc. Radiator. Tiled splashbacks.

FRONT GARDEN
Stairs to entrance. Laid to gravel.

REAR GARDEN



Patio area. Laid to lawn with gate to parking.

PARKING
Allocated to the rear via a hardstanding driveway.

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.

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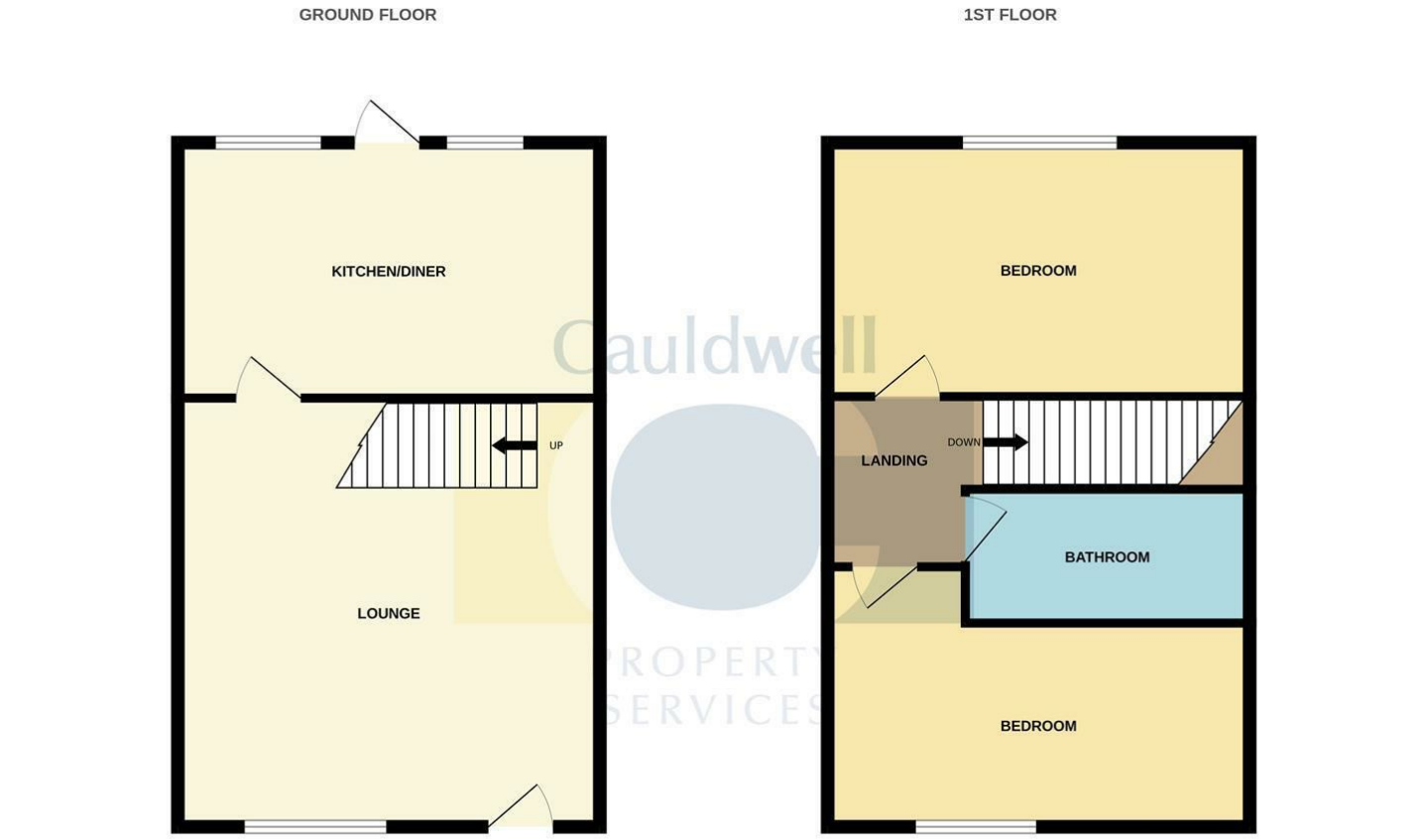
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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Cauldwell Employee

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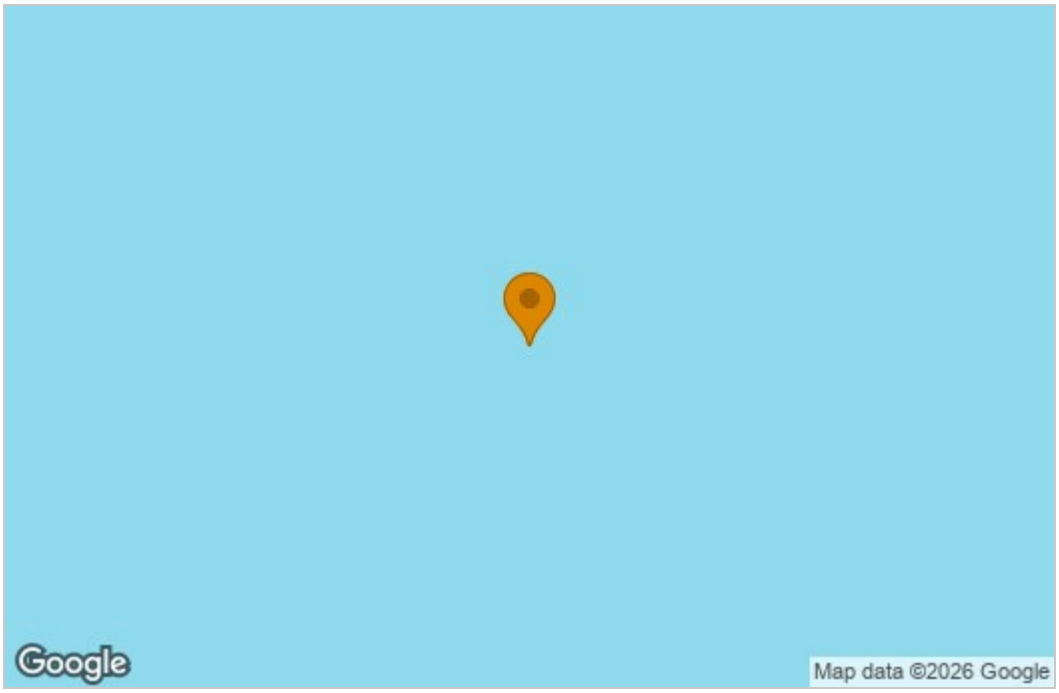
Floor Plan



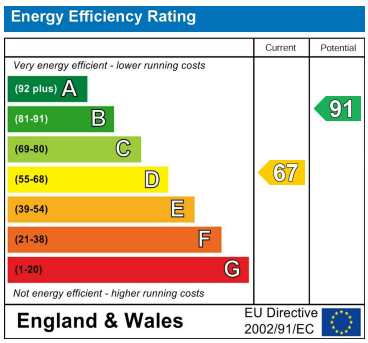
TOTAL FLOOR AREA : 602sq.ft. (55.9 sq.m.) approx.

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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