



Cauldwell

PROPERTY SERVICES



13 The Grove, Milton Keynes, MK13 9AU

Offers Over £280,000

CAULDWELL are delighted to offer for sale this exceptional two-bedroom and a Study / Nursery double fronted semi-detached home, situated in the heart of the highly sought-after Bradwell Village.

This attractive property boasts replacement double glazing windows and has been tastefully decorated throughout by the current homeowners. This presents an excellent opportunity for first-time buyers or families seeking a family home ready to move straight into.

The accommodation briefly comprises an entrance hall, a light and airy dual-aspect living space, and a superb refitted kitchen/dining room featuring modern units, quality work surfaces and ample space for family dining and entertaining. On the first floor there are two well-proportioned bedrooms a study or nursery room and a beautifully refitted family bathroom finished to a high standard.

Outside, the property benefits from both front and rear gardens, providing pleasant outdoor space for relaxation and entertaining, along with allocated parking.

The homeowners will consider breaking the chain, if they receive the right offer.

ENTRANCE HALL

Entrance door. Understairs storage cupboard. Door to kitchen/dining room. Radiator.

KITCHEN/DINING ROOM 15'6" x 8'4" (4.73 x 2.55)

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Built in fridge freezer and dishwasher. Plumbing for washing machine. Concealed wall mounted boiler. Double glazed window to front and sliding double glazed door to rear garden. Open to inner hallway. .

INNER HALL WAY

Stairs to first floor. Open to living room.

LIVING ROOM 15'5" x 9'1" (4.72 x 2.78)

Dual aspect room with double glazed windows to front and rear. Two radiators.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Double glazed window to front.

BEDROOM ONE 9'2" x 8'7" (2.81 x 2.63)

Double glazed window to rear. Radiator Built in cupboard.

BEDROOM TWO 8'4" x 6'7" (2.55 x 2.01)

Double door built in airing cupboard housing water tank and storage. Double glazed window to rear. Radiator.

Study/Nursery 6'7" x 6'4" (2.01 x 1.94)

Double glazed window to rear. Radiator.

BATHROOM

Re-fitted suite comprising panelled bath with shower over, wash hand basin and low level wc. Frosted double glazed window to front. Extractor.

REAR GARDEN

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

ALLOCATED PARKING

For one vehicle with communal parking spaces.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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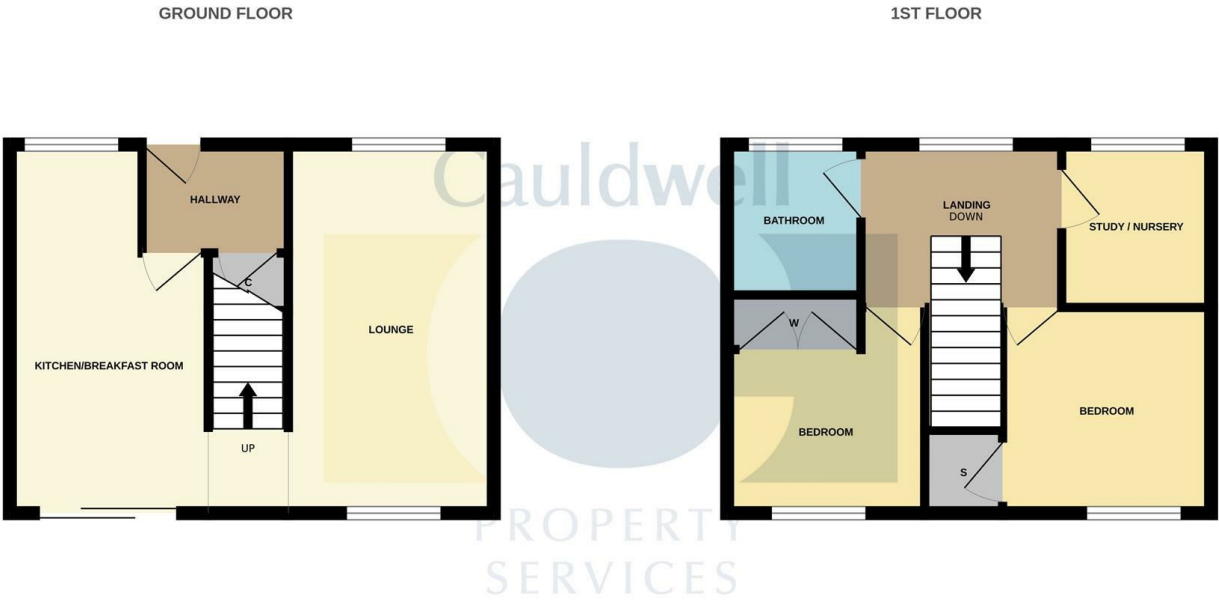
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

Floor Plan

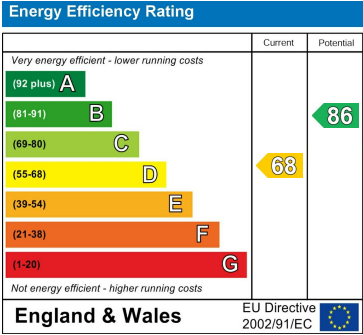


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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