



# Cauldwell

PROPERTY SERVICES



## 146 Bradwell Common Boulevard, Milton Keynes, MK13 8BE

**£375,000**

CAULDWELL are pleased to offer for sale this versatile FOUR BEDROOM THREE STOREY townhouse, situated within the popular Bradwell Common area of Milton Keynes and offering excellent access to Central Milton Keynes and the mainline train station. This property represents an ideal purchase for first-time buyers, growing families, or investment purchasers alike.

The accommodation briefly comprises: entrance hall, downstairs cloakroom, spacious kitchen/breakfast/family room and a ground floor bedroom. On the first floor there is a generous living room with a useful study area together with the principal bedroom. The second floor offers two further well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, whilst the front offers a double-width driveway leading to a garage. Further benefits include double glazing and gas to radiator heating.

Bradwell Common is ideally positioned close to Central Milton Keynes, offering excellent access to the shopping centre, restaurants, leisure facilities and the mainline railway station with fast links to London Euston. The area also benefits from nearby parks, local amenities, schooling and excellent road connections including the A5 and M1 motorway.

Council tax band: C  
Energy rating: tbc

## **ENTRANCE**

Stairs to first floor. Double doors to kitchen dining room. Door to downstairs shower room. Door to bedroom four. Radiator.

## **KITCHEN DINING ROOM 14'4" x 14'4" (4.38 x 4.39)**

L shaped room. Kitchen fitted with a range of wall and base units. Roll top work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in oven, four ring gas hob and extractor. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Double glazed window to the rear. Radiator. Skimmed ceiling.

## **DOWNSTAIRS SHOWER ROOM**

Three piece suite. tiled shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap. and soft close vanity surround. Tiled floor.

## **BEDROOM FOUR 5'10" x 14'5" (1.79 x 4.40)**

Double glazed window to the rear. Radiator.

## **FIRST FLOOR LANDING**

Doors to living room and bedroom one. Built in cupboard. Double glazed window to the front. Stairs to second floor.

## **LIVING ROOM 11'5" x 20'7" (3.50 x 6.28)**

Three double glazed windows to the rear. Radiator. Partition recess.

## **BEDROOM ONE 8'6" x 14'7" (2.60 x 4.47)**

Double glazed window to the front. Double glazed window to the side. Radiator. Fitted four mirrored door wardrobe.

## **SECOND FLOOR LANDING**

Doors leading to bedroom two and three and family bathroom. Double glazed window to the front. Loft access. Airing cupboard. Store cupboard housing boiler.

## **FAMILY BATHROOM**

Refitted three piece suite. Shower bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap and soft close vanity surround. Heated chrome towel rail.

## **BEDROOM TWO 10'1" x 10'0" (3.09 x 3.07)**

Double glazed window to the rear. Radiator.

## **BEDROOM THREE 11'5" x 10'2" (3.50 x 3.11)**

Two double glazed windows to the rear. Double sliding door wardrobe/ Radiator.

## **REAR GARDEN**

Enclosed secluded rear garden laid mainly to lawn. Patio area. Raised garden area. Flower beds. Wooden fence surround. Outside lighting and outside tap. Gated access.

## **FRONT**

Driveways leading to garage with up and over door and power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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# Floor Plan

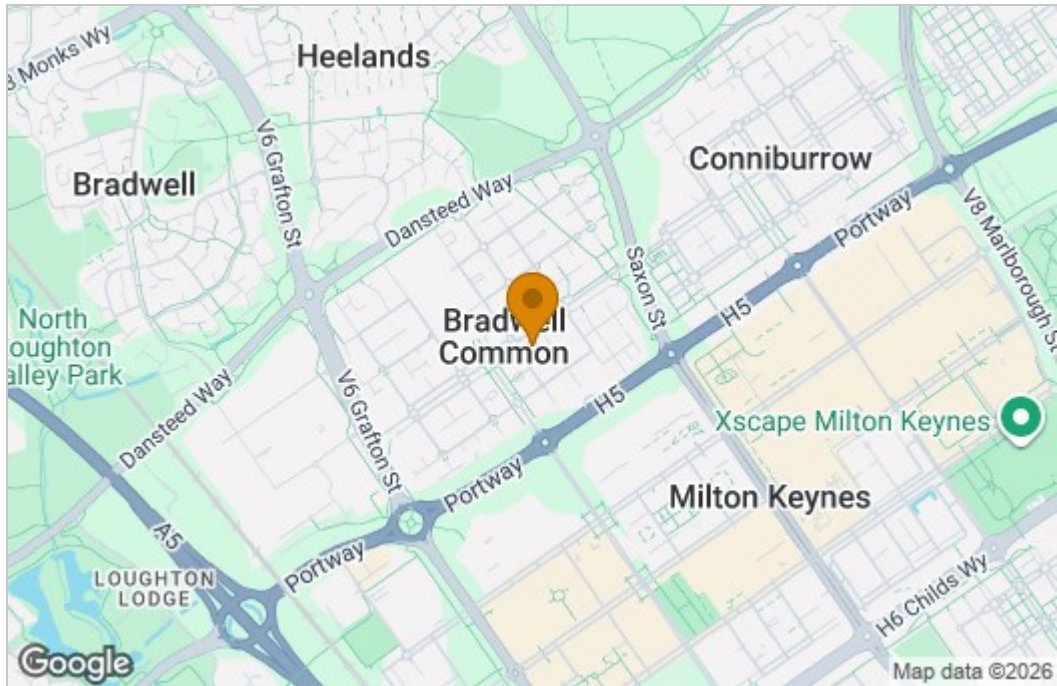


TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

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

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

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