



Cauldwell

PROPERTY SERVICES



44 Hilliard Drive, Milton Keynes, MK13 9EG

£250,000

CAULDWELL are pleased to offer for sale a semi detached bungalow, offered for sale with no upward chain in the popular Bradwell area. Accommodation comprises; entrance hall, lounge/dining room, kitchen, two bedrooms and a family bathroom. Outside there is side and rear gardens and allocated parking. Energy Rating C and Council Tax B.

The property is within walking distance to the 17th Century Prince Albert & Victoria Inn public houses which are at the heart of the original village. Bradwell is situated within the North Loughton Valley Park which leads to the ruins of the Roman Villa in Bancroft and to Lodge Lake in Great Holm, Central Milton Keynes railway station is under 2 miles away.

ENTRANCE HALL

Doors to all rooms. Access to loft.

LIVING ROOM 16'9" x 9'11" (5.13 x 3.03)



Double glazed window to front. Radiator. Opening to kitchen.

KITCHEN 10'0" x 5'5" (3.05 x 1.67)



Double glazed window to front. Fitted with a range of wall and base units with roll top worksurfaces incorporating sink drainer. Plumbing for washing machine. Space for cooker and under counter fridge. Splash back tiling Wall mounted boiler. Extractor.

BEDROOM ONE 12'5" x 8'11" (3.79 x 2.73)



Double glazed window to rear. Radiator.

BEDROOM TWO 6'5" x 9'2" (1.97 x 2.81)

Double glazed window to rear Radiator.

BATHROOM



Three piece suite comprising panelled bath, low level wc and wash hand basin. Splash back tiling. Radiator.

REAR GARDEN



Enclosed and laid to patio with wooden fence surround. Gated access.

FRONT GARDEN

Laid to shingle with wooden fence surround. Path to front door with storm porch over. Driveway parking.

All measurements are approximate. 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.

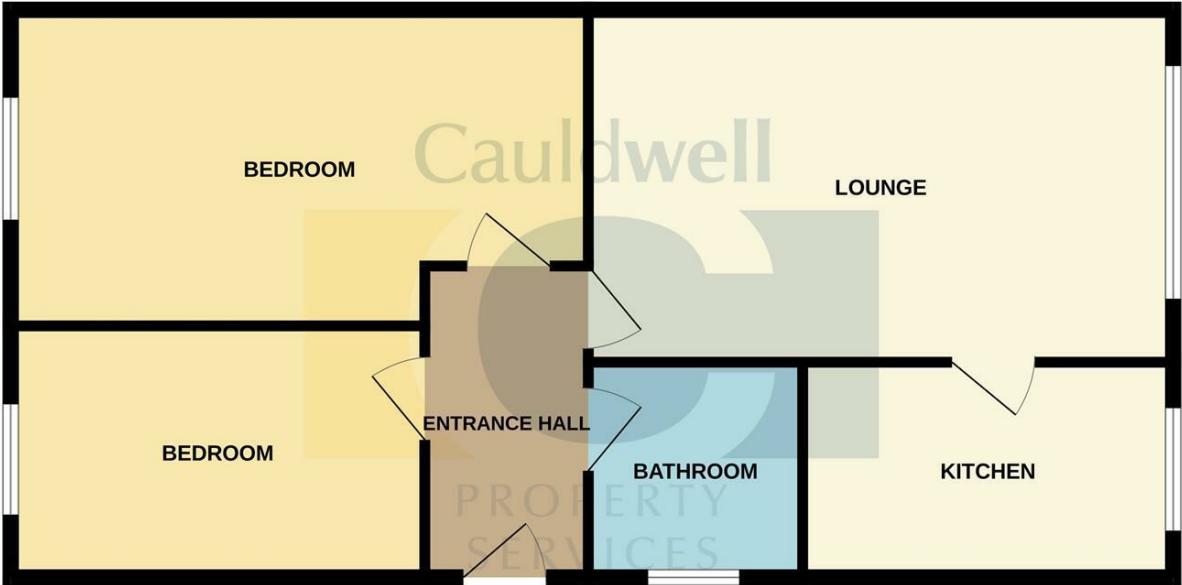
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

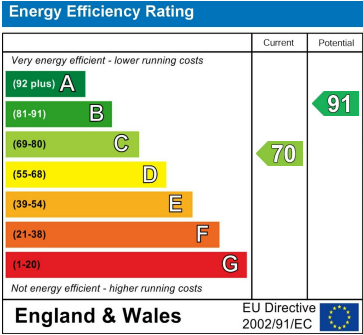


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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