



# Cauldwell

PROPERTY SERVICES



## 12 Badgers Oak, Milton Keynes, MK7 6HS

**£259,995**

Offered to the market with no onward chain, this well-presented terraced home is situated within the highly desirable Kent's Hill development of Milton Keynes. The property provides an excellent opportunity for first-time buyers, investors, or those looking to downsize, thanks to its convenient location and practical layout.

The accommodation comprises two generous double bedrooms and a fitted family bathroom on the first floor. On the ground floor, a spacious and welcoming living room offers plenty of room to relax and entertain, with direct access through to a modern kitchen-diner at the rear.

Externally, the property benefits from a small front garden and an enclosed rear garden, ideal for outdoor enjoyment. Allocated parking is conveniently positioned to the front of the house. The home is located within walking distance of local schools and amenities, and enjoys easy access to two mainline train stations and nearby motorway junctions, providing excellent commuter links.

Energy rating: D  
Council tax band: B

### **LIVING ROOM 15'3" x 11'11" (4.65 x 3.65)**

Double glazed window and door to front. Radiator. Stairs to first floor landing with understairs storage cupboard. Television and internet points. Archway to kitchen/diner.

### **KITCHEN/DINER 11'8" x 8'11" (3.56 x 2.72)**

Double glazed window and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink and drainer unit. Electric oven and space for fridge freezer. Plumbing for washing machine. Wall mounted combination boiler. Radiator. Tiled flooring.

### **FIRST FLOOR LANDING**

Stairs from living room. Access to loft space. Electric heater.

### **BEDROOM ONE 11'7" x 8'10" (3.55 x 2.71)**

Two double glazed windows to rear. Radiator. Built in wardrobe recess.

### **BEDROOM TWO 11'8" x 8'1" (3.58 x 2.48)**

Double glazed window to front. Radiator. Storage cupboard.

### **BATHROOM**

Three piece suite comprising bath with mains shower over. wash hand basin and close coupled wc. Wall mounted heater. Heated towel rail. Extractor fan.

### **FRONT GARDEN**

Small lawned front garden with path to front door.

### **REAR GARDEN**

Laid to lawn with patio area, Brick barbecue and timber shed. Gated access to rear.

### **PARKING**

Allocated off road parking to front for one vehicle.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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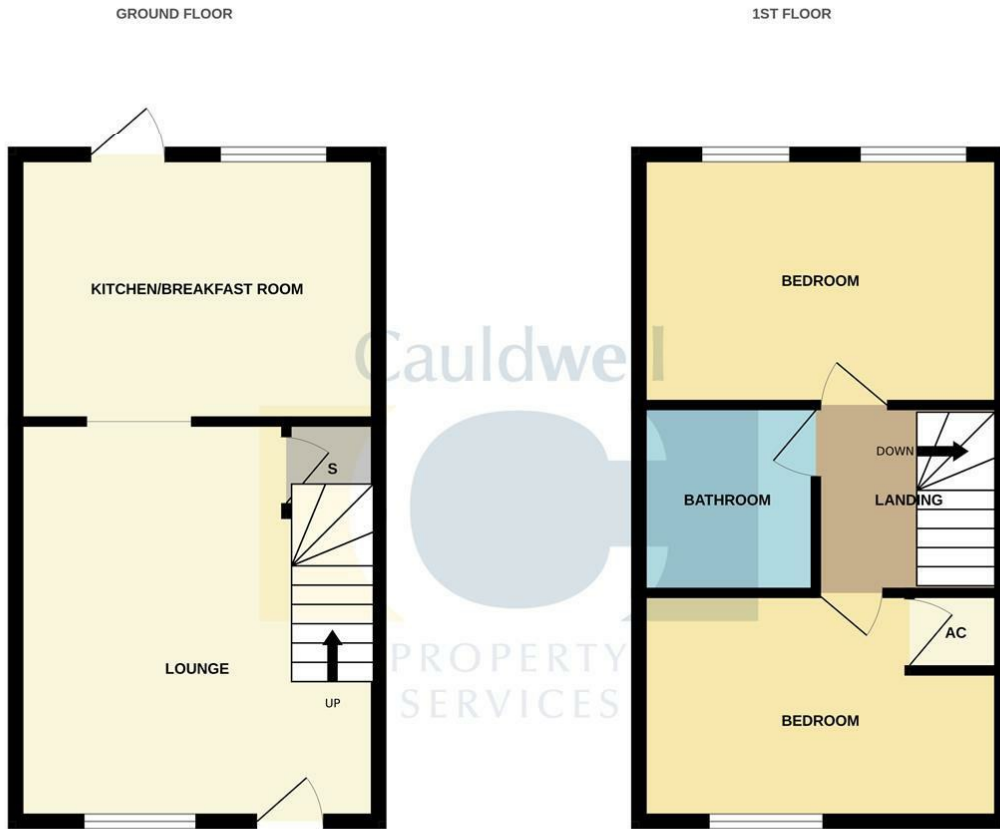
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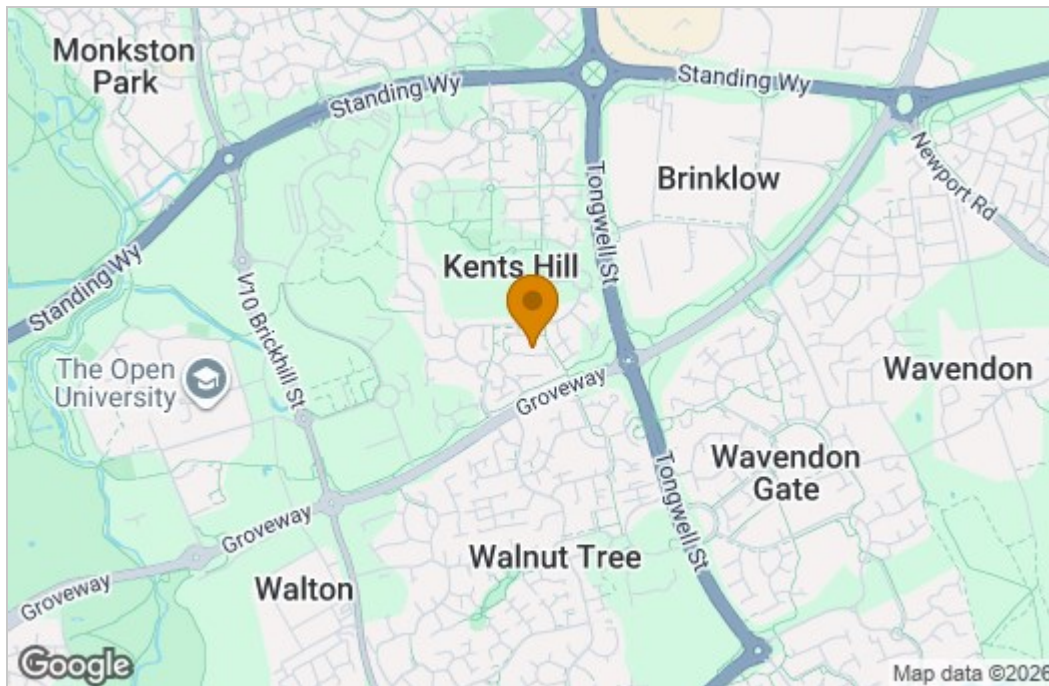
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# Floor Plan

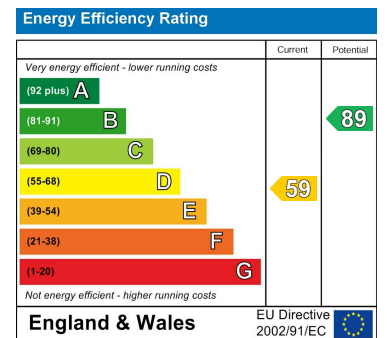


TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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