



Cauldwell

PROPERTY SERVICES



44 Wallingford, Milton Keynes, MK13 7DR

£275,000

CAULDWELL are pleased to offer for sale this two-bedroom semi-detached property, situated within the popular Bradville area of Milton Keynes.

The accommodation comprises an entrance hall, lounge, and a kitchen/dining room to the ground floor. The first floor offers two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, driveway, and a garage. There is also scope to extend the existing parking provision by utilising the front garden (subject to any necessary permissions), offering excellent potential for buyers requiring additional off-road parking.

The property is offered to the market with no upper chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

Location – Bradville

Bradville is a well-established residential area located to the north of Central Milton Keynes and is particularly popular due to its convenient access to a wide range of local amenities. The area offers nearby schooling,

ENTRANCE PORCH

Frosted double glazed window to front. Door to living room.

LIVING ROOM 15'8" x 12'4" (4.80 x 3.78)

(at widest point - into recess and bay)

Double glazed bay window to front. Radiator. Stairs to first floor. Door to kitchen/dining room.

KITCHEN/DINING ROOM 12'2" x 9'5" (3.73 x 2.88)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine and space for under counter fridge and freezer. Double glazed door and window to rear. Splash back tiling. Plumbing for washing machine. Concealed boiler. Skimmed ceiling. Tiled flooring. Under unit lighting.

FIRST FLOOR LANDING

Double glazed window to side. Radiator. Loft access. Doors to all rooms.

BEDROOM ONE 12'4" x 9'10" (3.78 x 3.01)

Double glazed window to front. Radiator.

BEDROOM TWO 9'3" x 6'6" (2.83 x 1.99)

Double glazed window to rear. Radiator. Built in cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower attachment. low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Part tiled walls. Skimmed ceiling.

REAR GARDEN

Enclosed and laid mainly to lawn with decking area. Wooden fence surround. Service door to garage.

FRONT GARDEN

Laid to patio with raised flower bed. Hardstanding driveway leading to garage.

GARAGE

Up and over door.

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

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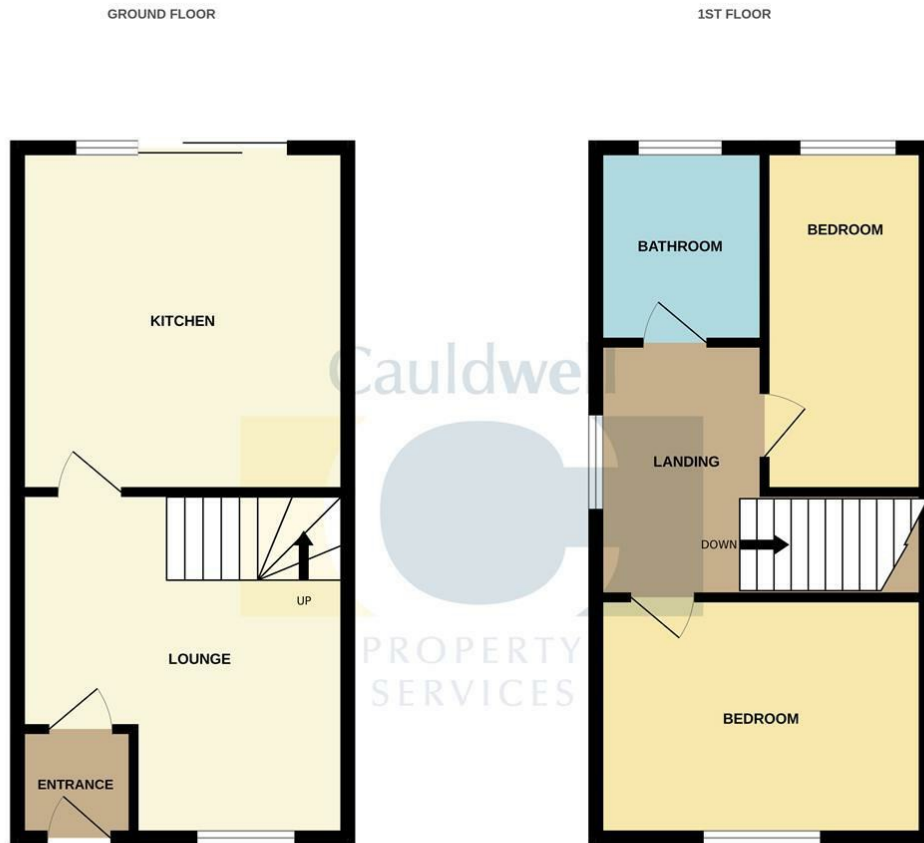
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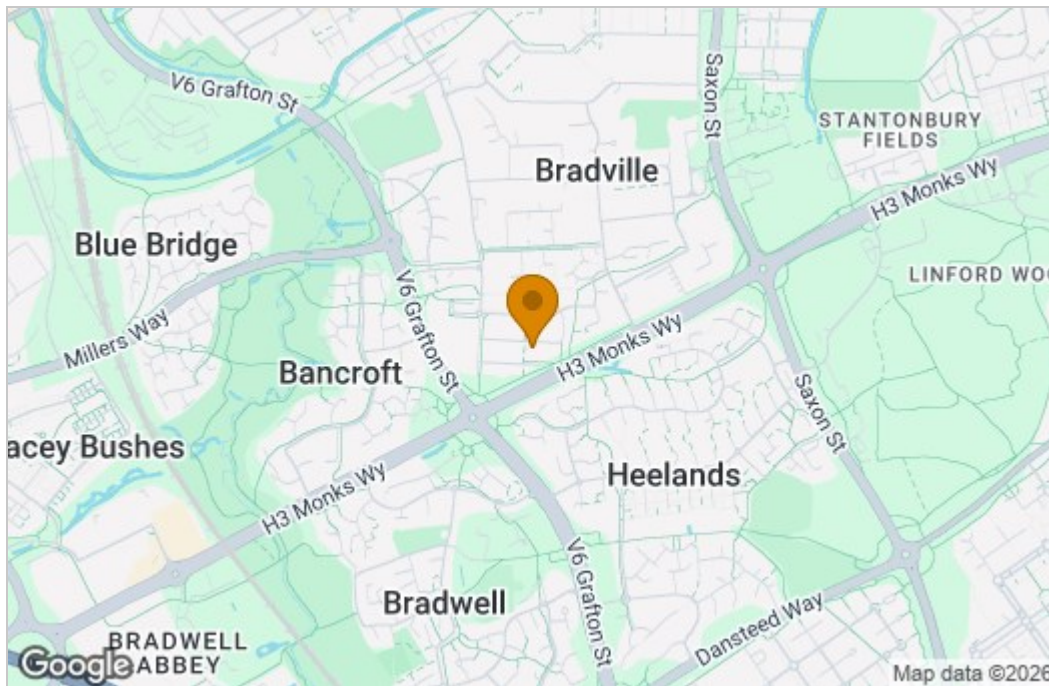
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Floor Plan



TOTAL FLOOR AREA : 581sq.ft. (54.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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