



To arrange a viewing  
please call 01908 675747



**\*\* WALK THROUGH VIDEO TOUR WITHIN LISTING\*\***

This INCREDIBLY WELL PRESENTED period property benefits from TWO LARGE DOUBLE BEDROOMS, UPVC DOUBLE GLAZING THROUGHOUT, A REFITTED KITCHEN AND BATHROOM and a LARGE REAR GARDEN BACKING ONTO THE GRAND UNION CANAL. All conveniently LOCATED WITHIN FIVE MINUTES OF THE CITY CENTRE. Enquire now to avoid missing out on this absolute gem.

In further detail, this is a beautifully presented two bedroom terraced period situated in New Bradwell. the property briefly comprises of: Entrance hall, lounge/diner, refitted kitchen, refitted four piece bathroom & two bedrooms. Outside has gardens to front & rear and brick built outbuilding.

EPC Rating: D

- Immaculate Condition
- Refitted 4 pc Bathroom
- Refitted Kitchen
- UPVC Double Glazing
- Private Rear Garden
- Brick Built Outbuilding

### LOCATION: NEW BRADWELL

New Bradwell is situated to the North West of Milton Keynes. The area is fairly self-contained with its own churches and chapels, shops and pubs and is within a short distance of the beautiful parkland of Ouse Valley Park with its riverside walks and the Grand Union Canal running through it. Nearby Wolverton provides good shopping facilities. Education is at New Bradwell School (nursery upwards) and Stantonbury Campus for Secondary Education.

### ENTRANCE HALL

### LOUNGE

14'11" x 9'8"

UPVC double glazed window to front aspect, radiator, open plan, door to:

### DINING ROOM

12'10" x 11'5"

UPVC double glazed window to rear aspect, fireplace, radiator, door to Storage cupboard.



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### KITCHEN

8'9" x 7'10"

Refitted with a matching range of base and eye level units with drawers, stainless steel sink unit with mixer tap, built-in integrated fridge/freezer, plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side aspect, radiator, coving to ceiling with ceiling spotlights, wall mounted gas radiator heating boiler, uPVC double glazed door to garden.

### LANDING

### MASTER BEDROOM

11'11" x 9'8"

UPVC double glazed window to front aspect, door to Storage cupboard.

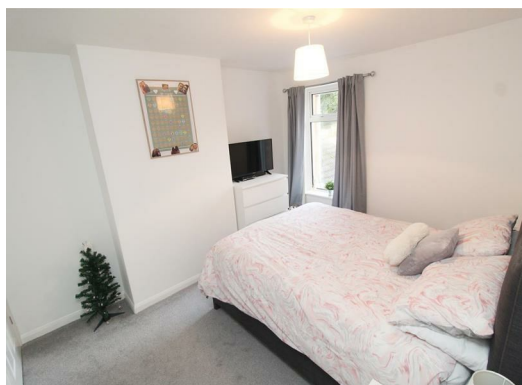
### BEDROOM 2

11'6" x 10'0"

UPVC double glazed window to rear aspect, fireplace, radiator, loft hatch, door to Storage cupboard.

### BATHROOM

With with hand shower attachment, replacement UPVC double glazed window to rear aspect, vinyl flooring.



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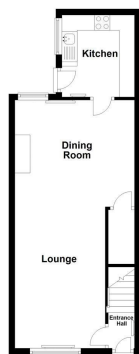
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**Ground Floor**  
Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

**First Floor**  
Approx. 38.7 sq. metres (416.7 sq. feet)



#### 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	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

