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## Providence Place, Bradwell, Milton Keynes, MK13 9AX

Guide Price £350,000

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- Plot of 0.11 Acre - possible building plot
- No upward chain
- Three double bedrooms
- Close to North Loughton Valley Park
- Downstairs cloak room
- Approximately 1100 sq ft of living space
- Lots of potential to improve
- 1.6 miles to Milton Keynes train station
- Less than a mile to Lodge Lake
- Please quote CD0104 for all enquiries



This is an absolute gem of a property that is a superb size home with a plot of 0.11 of an acre giving plenty of space for extensions or a possible building plot (subject to the relevant consents), something not often found in Milton Keynes. This home has been lovingly owned by the same owner for the last 50 years and it is easy to see why. Now in need of a little modernisation in parts, it presents an excellent opportunity for the next owner to further improve this home. It has living accommodation of approximately 1100 sq ft with three double bedroom and two good reception areas. Being sold with no upward chain, this is an awesome home with so much potential!

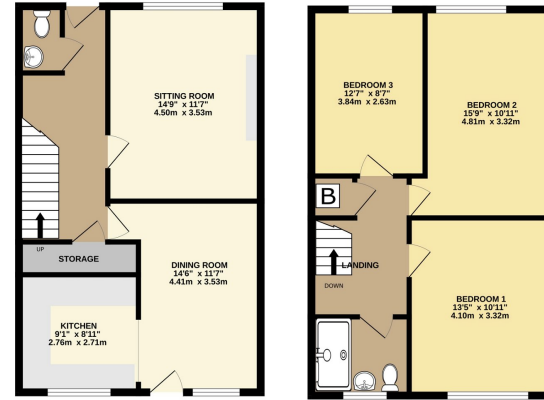
This home is in Bradwell Village, right in the heart of Milton Keynes; 1.6 miles from the Train Station and CMK; close to lots of amenities.





GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan for furnished properties only and should be used as a guide to only prospective purchasers. The services, fixtures and appliances shown herein are not tested and no guarantee as to their quantity or efficiency can be given. Agree with Message 02042.

**Energy performance certificate (EPC)**

1 Providence Place Bristol M13 9LQ	Energy rating <b>C</b>	Valid until: 19 January 2034 Certificate number: 9394-3033-7209-0484-6200
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Property type: Semi-detached house  
Total floor area: 98 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-domestic-properties) at <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-domestic-properties>.

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	97 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		