Cauldwell

PROPERTY SERVICES

8 Argus Way, Milton Keynes, MK10 7LA

£270,000

An excellent opportunity for first-time buyers, this modern two-bedroom semi-detached home is situated within the popular Brooklands development and is offered on an 80% fixed equity scheme, providing a straightforward and affordable route onto the property ladder. There are no hidden costs, additional fees, or shared ownership arrangements.

The well-planned accommodation comprises two double bedrooms and a contemporary fitted bathroom to the first floor. On the ground floor, the entrance hall provides access to a fitted kitchen, a useful storage cupboard, and a cloakroom. To the rear, a bright and spacious living/dining room opens directly onto the garden, creating an ideal space for both everyday living and entertaining.

Externally, the property enjoys a larger-than-expected rear garden for this style of home. To the front, there is side-by-side driveway parking for two vehicles.

Brooklands is a highly regarded location offering excellent local amenities. Schools for all ages are within close proximity, Kingston District Shopping Centre is within walking distance, and mainline railway stations along with motorway links are only a short drive away, making this an ideal choice for commuters.

This property successfully combines affordability, convenience, and modern living, and represents a fantastic first step onto the housing market.

ENTRANCE HALL
Entrance door. Understairs storage cupboard. Airing cupboard housing boiler. Opening to kitchen and door to living room.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin with mixer tap and splash back tiling. Radiator. Skimmed ceiling. Extractor.

KITCHEN 6'4" x 8'7" (1.94 x 2.64)
Fitted with a range of wall and base units with worksurfaces incorporating a sink drainer and mixer tap. Built in oven, four ring hob and extractor. Space for fridge freezer. Plumbing for washing machine.

LOUNGE/DINING ROOM 15'5" x 12'11" (4.70 x 3.95)
Dual aspect with double glazed window to side and double glazed windows to either side. Understairs storage cupboard. Stairs to first floor. Two double panelled radiators. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Access to loft.

BEDROOM ONE 9'3" x 12'11" (2.84 x 3.94)
Two double glazed windows to front. Radiator.

BEDROOM TWO 8'4" x 12'11" max (2.56 x 3.95 max)
Box bulk head store cupboard. Double glazed window to rear. Radiator.

BATHROOM
Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Radiator. Shaver point. Extractor. Skimmed ceiling. Frosted double glazed window to side.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated side access.

FRONT GARDEN
Double width block paved driveway. Storm porch over entrance door.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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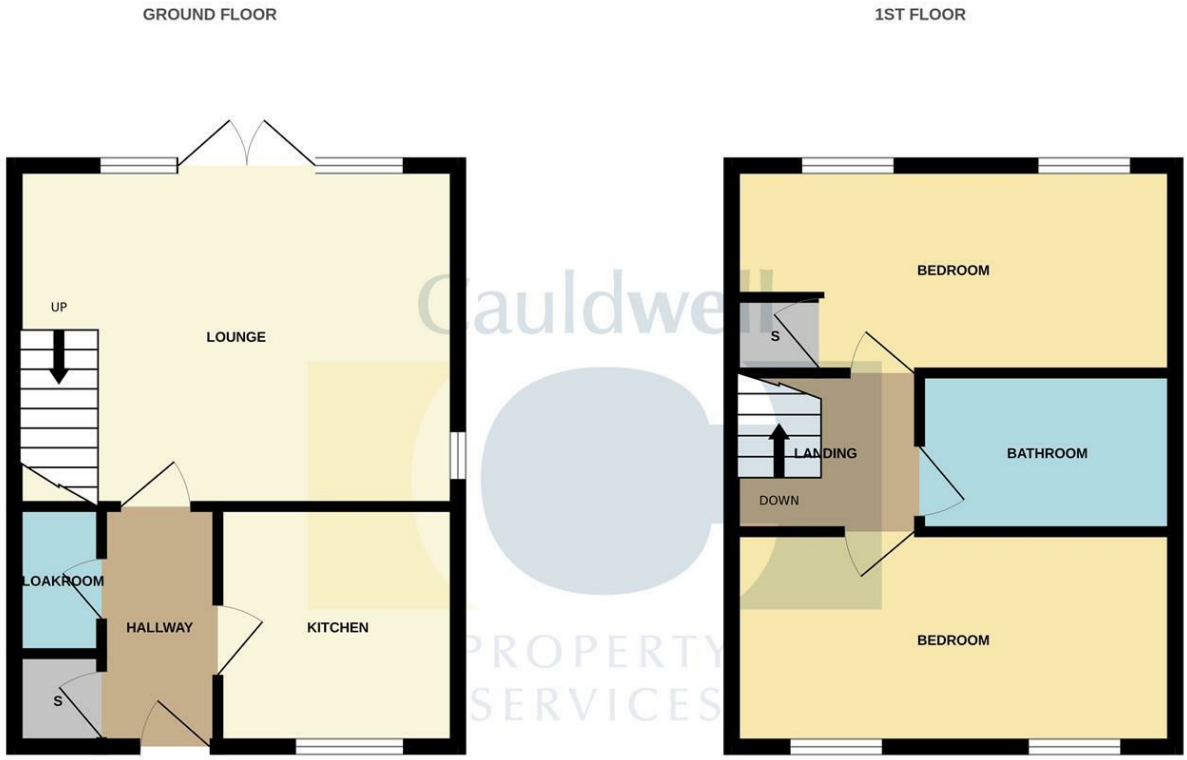
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan



TOTAL FLOOR AREA : 646sq.ft. (60.0 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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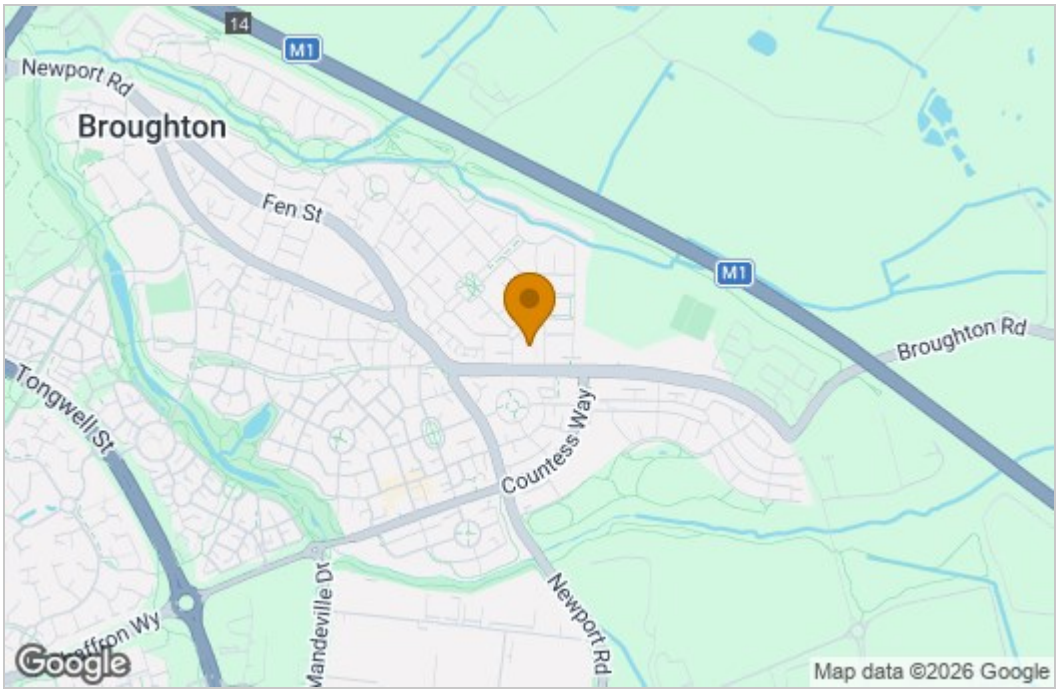
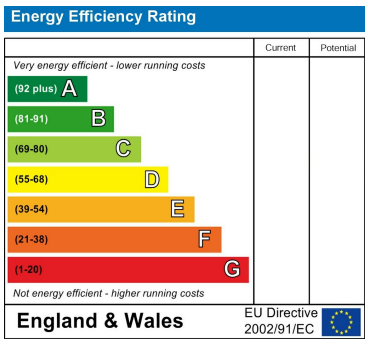
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk