



# Cauldwell

PROPERTY SERVICES



## 9 Coggeshall Grove, Milton Keynes, MK7 7SN £325,000

CAULDWELL are pleased to offer for sale this modern two-bedroom semi-detached home, situated in the highly sought-after Wavendon Gate area of Milton Keynes.

The accommodation briefly comprises; entrance hall, spacious lounge, and a high-quality refitted kitchen/dining room with direct access to the rear garden. To the first floor there are two well-proportioned bedrooms and a stylish refitted family bathroom.

Externally, the property benefits from a rear garden, a garage, and a block paved driveway providing off-road parking.

Wavendon Gate is a highly desirable residential area on the eastern side of Milton Keynes, popular with both first-time buyers and families alike. The area benefits from a range of local amenities including shops, takeaways, and well-regarded schooling.

There are excellent transport links nearby, with easy access to the M1 motorway (Junction 13 and 14) and Milton Keynes Central railway station, offering fast connections to London Euston. Kingston Retail Park is also just a short drive away, providing a wide range of shopping and dining options.

## **ENTRANCE**

Entrance through front door into entrance porch. Door to living room.

## **LIVING ROOM 15'7" x 10'4" (4.75 x 3.15)**

Stairs to first floor. Double glazed windows to front. Radiator. Television point. Telephone point. Coving to textured ceiling.

## **KITCHEN 12'9" x 10'4" (3.91 x 3.15)**

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating a sink drainer with mixer tap. Built in stainless steel oven and five ring hob. Space for washing machine, dishwasher and fridge freezer. Concealed wall mounted boiler. Tiled flooring. Radiator. Skimmed ceiling. Spot lights. Double glazed window to rear. Frosted double glazed door to rear.

## **FIRST FLOOR LANDING**

Doors to all rooms. Frosted double glazed window to side.

## **BEDROOM ONE**

Double glazed window to front. Fitted wardrobe with sliding doors. Radiator.

## **BEDROOM TWO 10'4" x 8'0" (3.15 x 2.46)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Re-fitted suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Extractor. Shaver point. Frosted double glazed window to side.

## **REAR GARDEN**

Enclosed and laid to lawn with large patio and decking area. Outbuilding with double glazed window and door. Service door to garage. Wooden fence surround. Flower and shrub borders. Outside light and tap.

## **FRONT GARDEN**

Mainly laid to lawn with extended block paved driveway.

## **SINGLE GARAGE**

Up and over door. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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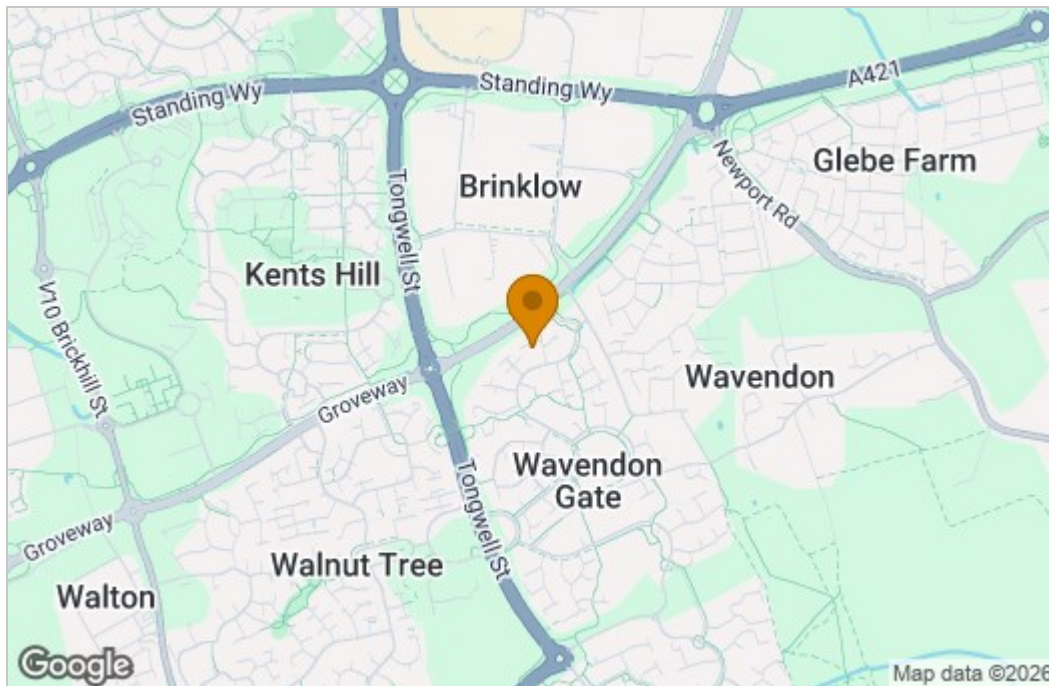
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

## Floor Plan



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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