Cauldwell

PROPERTY SERVICES

23 Burano Grove, Milton Keynes, MK7 7TJ

Offers Over £199,995

AN EXCELLENT OPPORTUNITY FOR A FIRST TIME BUYER OR FOR INVESTORS WITH A POTENTIAL RENTAL INCOME OF £995pcm AND A YIELD OF APPROXIMATELY 5.55% *

This one bedroom cluster home would make an ideal starter home or an investment buy, featuring a cozy layout that maximizes space and functionality. The accommodation comprises; entrance porch, living room, fitted kitchen, first floor bedroom and a bathroom. Outside there is a designated parking space. This home is offered for sale with no upward chain.

Situated in the South East of Milton Keynes Wavendon Gate is popular with families as the primary and secondary schools are both currently rated as good by Ofsted. It is also within close proximity to junction 13 of the M1and the junction to the A5. The neighbouring development of Walnut Tree has a shopping parade which includes a convenience shop, Indian Restaurant, pub/restaurant, vets, day nursery, doctors and pharmacy.

Energy Rating: D.
Council Tax band: B

ENTRANCE
Entrance through front door into entrance porch.

LIVING ROOM
Window to the front aspect. Stairs to first floor. Two wall mounted heater. Archway to kitchen.

KITCHEN
Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer. Built in oven with four ring hob and extractor over. Plumbing for washing machine, space for undercounter fridge. Splash back tiles. Window to front aspect.

FIRST FLOOR LANDING
Doors to all upstairs rooms.

BEDROOM
Window to the front aspect. Wall mounted heater.

BATHROOM
Three piece suite. Panelled bath with glass shower screen. Low level wc, wash hand basin, part tiled walls. Frosted window to the front.

FRONT
Allocated parking space.

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 - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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

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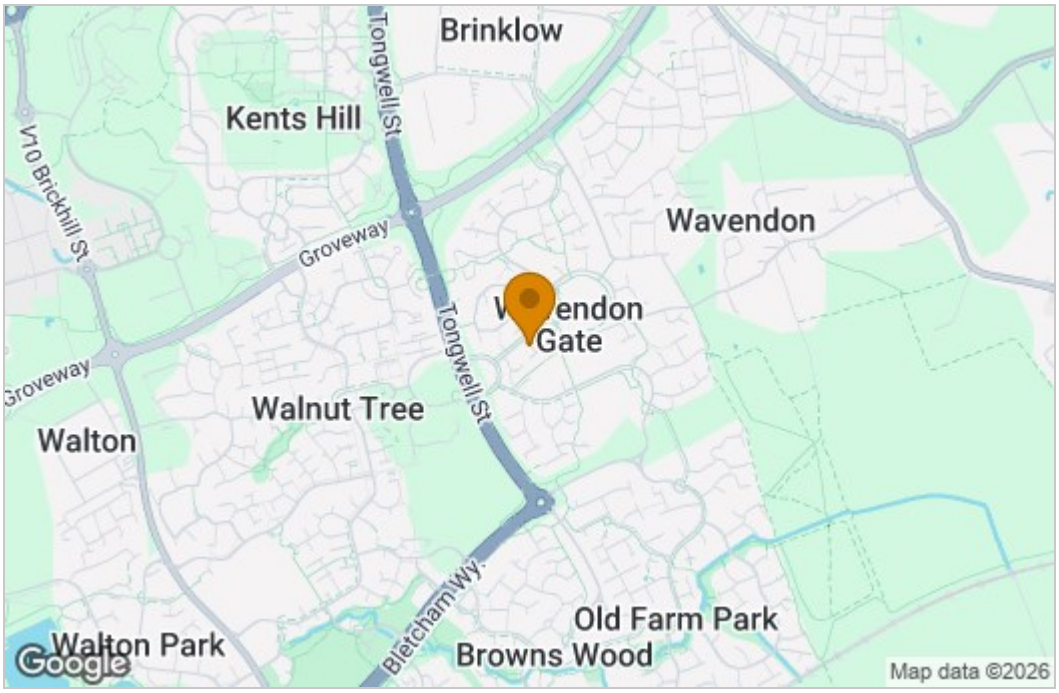
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

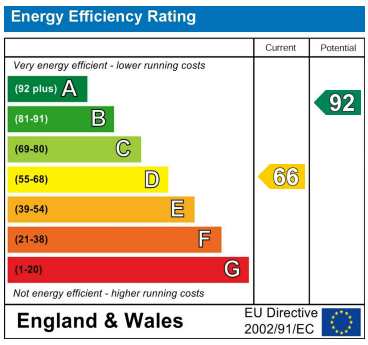
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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