Cauldwell

PROPERTY SERVICES

24 Burano Grove, Milton Keynes, MK7 7TJ

Offers Over £205,000

Offered to the market with no onward chain, this well-presented one-bedroom cluster-style home is located in the popular residential area of Wavendon Gate, Milton Keynes. The property is an ideal purchase for first-time buyers, investors, or those seeking a low-maintenance home in a convenient location.

The property has recently been redecorated throughout and benefits from newly fitted carpets, giving it a fresh and move-in-ready feel. On the ground floor, the accommodation comprises an entrance porch leading into a bright and comfortable living and dining room, with access through to a fitted kitchen offering practical storage and workspace.

To the first floor is a well-proportioned bedroom alongside a fitted bathroom, providing well-arranged accommodation for a home of this style.

Externally, the property enjoys the advantage of allocated parking and a particularly generous rear garden for a cluster home, offering excellent outdoor space for relaxing, entertaining, or gardening.

Conveniently positioned for local amenities and transport links, this attractive home represents a fantastic opportunity to purchase a neatly presented property in a well-established Milton Keynes location.

Energy rating: C
Council tax band: B

ENTRANCE P;ORCH
Door to side. Arch to living room/dining room.

LIVING/DINING ROOM 12'0" x 11'10" (3.67 x 3.62)
Double glazed patio doors to rear. Television and internet point. Electric heater. Stairs to first floor landing. Arch to kitchen.

KITCHEN 11'9" x 5'7" (3.60 x 1.71)
Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Space for under counter fridge and freezer. Plumbing for washing machine. Wall heater.

FIRST FLOOR LANDING
Stairs from living room/dining room. Wardrobes. Storage cupboard. Airing cupboard.

BEDROOM 11'4" x 11'10" (3.47 x 3.63)
max into recess
Double glazed window to rear. Electric heater.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower over with screen, wash hand basin and close coupled wc. Extractor fan. Electric heater.

FRONT GARDEN
Hardstanding driveway parking for one car.

REAR GARDEN
Mainly laid to lawn with rear width patio area and hedge borders. Gated access to front.

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.

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

TOTAL FLOOR AREA : 431sq.ft. (40.0 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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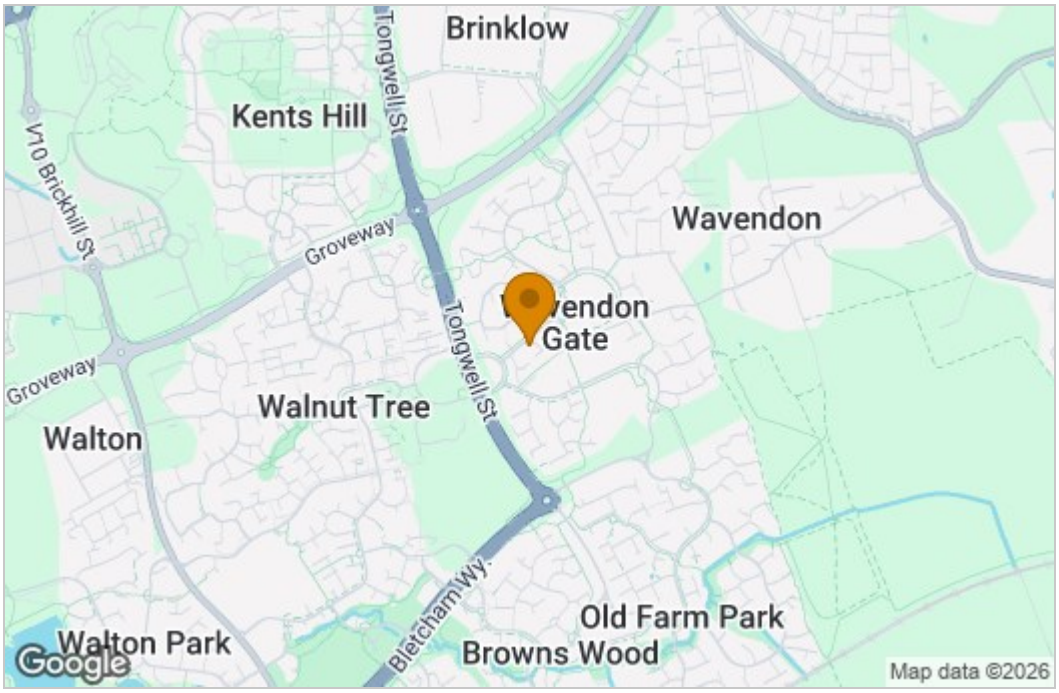
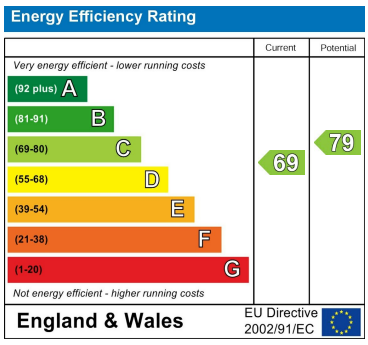
Area Map



Energy Efficiency Graph



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