



Cauldwell

PROPERTY SERVICES



24 Sharman Walk, Milton Keynes, MK13 9EE

£240,000

Offered to the market with no onward chain, this two-bedroom end-of-terrace home is conveniently located in Bradwell, Milton Keynes, positioned opposite attractive green space and within easy reach of the city centre and mainline train station.

The property would benefit from some general updating, presenting an excellent opportunity for buyers to personalise and add value. The accommodation comprises, on the ground floor, a central entrance hall providing access to a comfortable living room and a kitchen/dining room, offering good space for everyday living.

To the first floor are two double bedrooms, along with a bathroom which has had recent works carried out, providing a more modern finish.

Externally, the property enjoys both a front garden and an enclosed rear garden, along with off-road parking to the rear. An ideal purchase for first-time buyers, investors, or those looking for a well-located home with scope for improvement in a popular and well-connected area.

Energy rating: tbc
Council tax band: B

ENTRANCE HALL

Composite door to side. Doors to kitchen/diner, living room and understairs cupboard.

LIVING ROOM 12'6" x 12'4" (3.83 x 3.76)

Double glazed window to front. Radiator. Stairs to first floor landing. Television point.

KITCHEN/DINER 12'4" x 8'10" (3.77 x 2.71)

Double glazed windows and door to rear. Range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and hob with extractor hood over. Plumbing for washing machine. Wall mounted central heating boiler. Space for fridge freezer. Radiator.

FIRST FLOOR LANDING

Stairs from living room. Double glazed window to side. Access to loft space.

BEDROOM ONE 12'3" x 8'11" (3.75 x 2.73)

Double glazed window to rear. Radiator. Fitted wardrobes. Television point.

BEDROOM TWO 12'4" x 7'4" (3.78 x 2.26)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity surround and close coupled wc. Radiator. Airing cupboard. Extractor fan.

FRONT GARDEN

Laid to lawn with hedge border.

REAR GARDEN

Laid to lawn with rear width patio area and hedging. Gated access to rear. Off road parking to rear.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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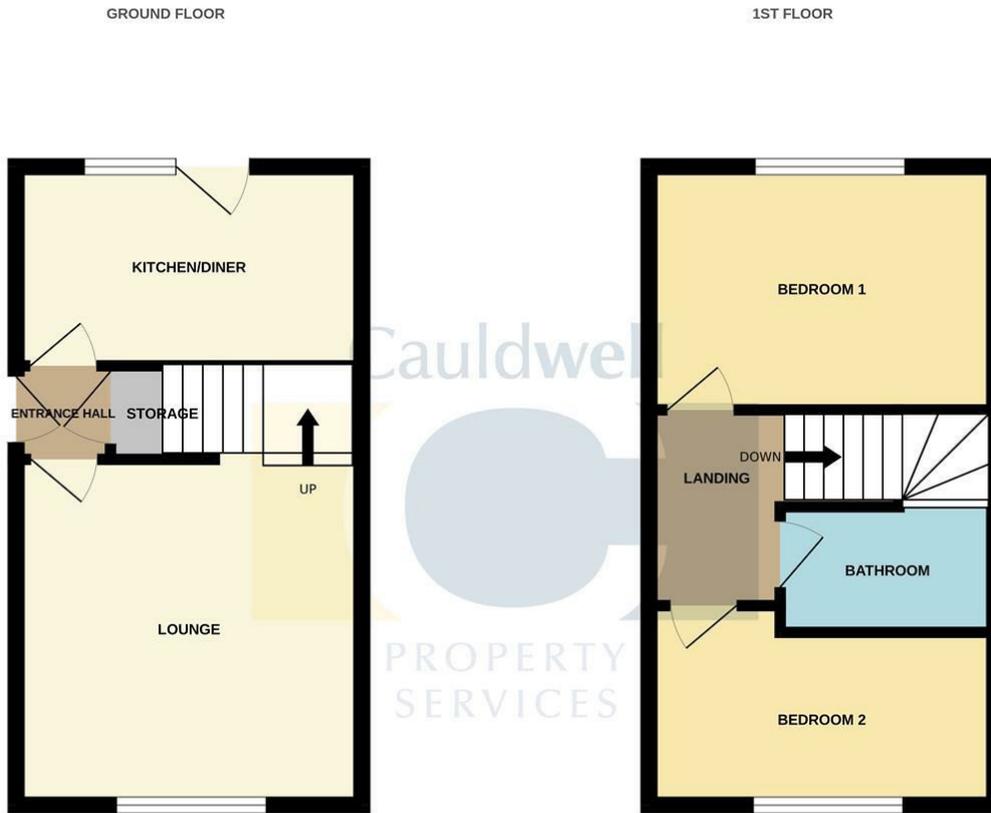
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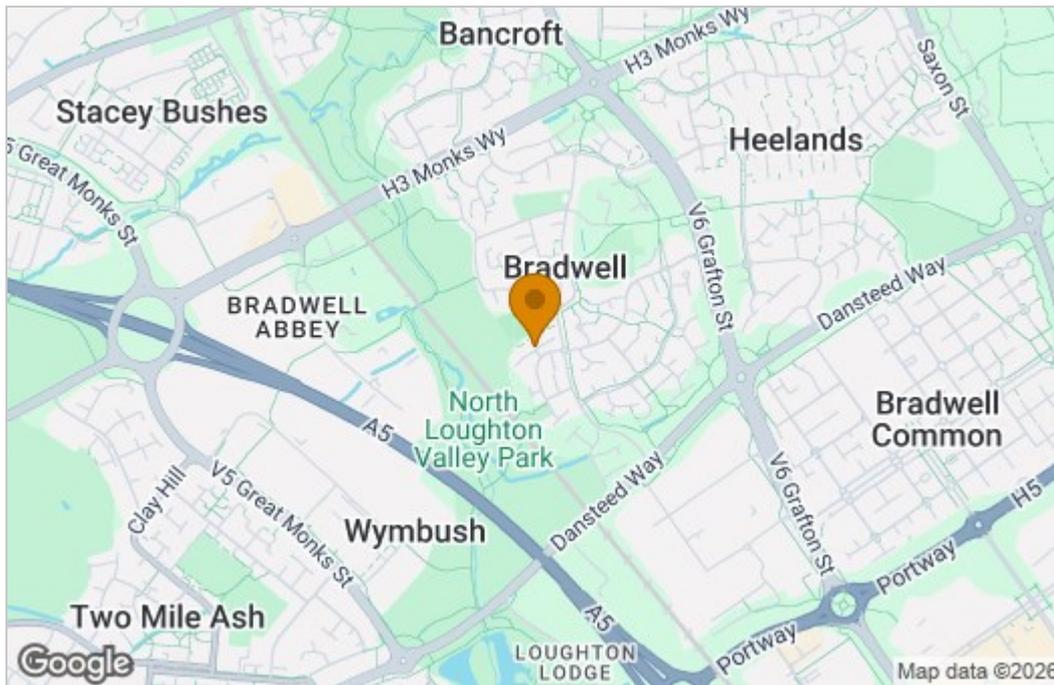
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Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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