Cauldwell

PROPERTY SERVICES

# 8 Sharman Walk, Milton Keynes, MK13 9EE

## Offers Over £250,000

Situated in the popular area of Bradwell, just outside central Milton Keynes, this well-presented two-bedroom end-of-terrace home offers convenient access to Milton Keynes Central train station and the A5 motorway, making it ideal for commuters.

The ground floor features a spacious living room which flows through to a newly refitted kitchen diner at the rear, providing a modern and practical space for everyday living and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms along with a fitted family bathroom.

Externally, the home benefits from a small front garden and a low-maintenance rear garden, perfect for easy upkeep. Driveway parking is located to the rear of the property, adding further convenience.

This attractive home combines a practical layout with a great location and would suit first-time buyers, investors, or those looking to downsize.

Energy rating: C
Council tax band: B

**LIVING ROOM 15'11" x 12'4" (4.86 x 3.76)**
Double glazed door and window to front, TV and fibre internet connection, radiator, stairs to first floor landing, door to:

**KITCHEN DINER 12'4" x 8'11" (3.77 x 2.72)**
Double glazed windows and door to rear, a re-fitted range of wall and base units with work surfaces, one and a half bowl sink drainer with mixer tap, electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator.

**FIRST FLOOR LANDING**
Stairs from living room, access to loft space.

**BEDROOM ONE 12'5" x 8'10" (3.79 x 2.71)**
Double glazed window to rear, radiator.

**BEDROOM TWO 12'4" x 9'1" (3.78 x 2.77)**
Double glazed window to front, radiator.

**BATHROOM**
A fitted suite comprising bath with mixer tap and shower over, hand wash basin, close coupled wc, extractor fan, medicine cabinet, radiator, secondary loft access, airing cupboard housing combination boiler.

**FRONT GARDEN**
Laid to lawn

**REAR GARDEN**
Paved, shingle stone area, timber and metal shed, gated access to rear

**DRIVEWAY PARKING**
Off road parking to rear

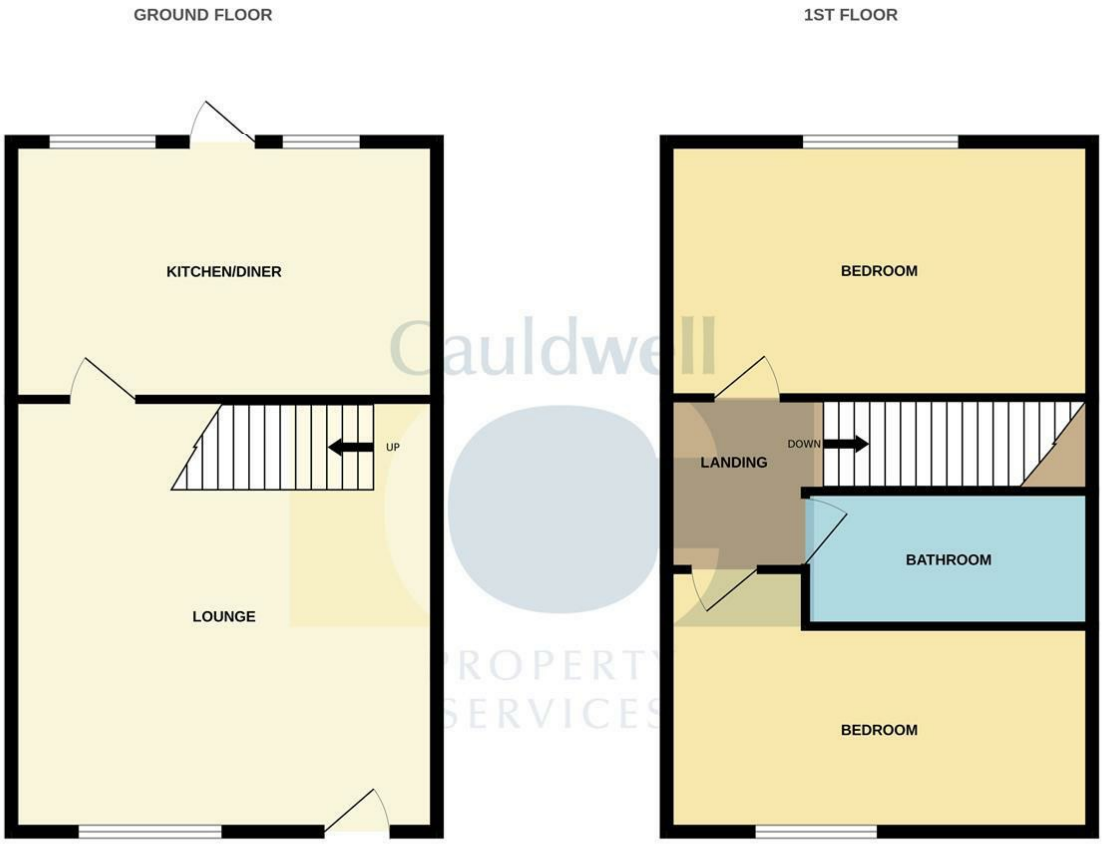
**1. Measurements**
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems 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.

**5. Anti Money Laundering Verification checks**
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.

**3. Mortgage**
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.

**4. Solicitors**
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

## Floor Plan




TOTAL FLOOR AREA : 602sq.ft. (55.9 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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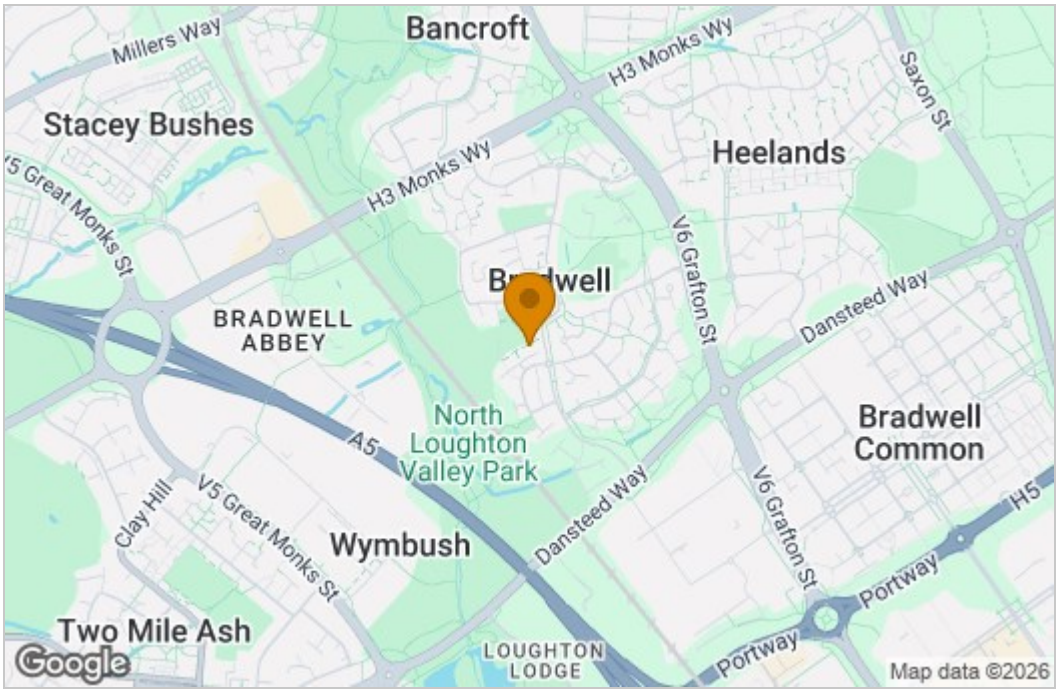
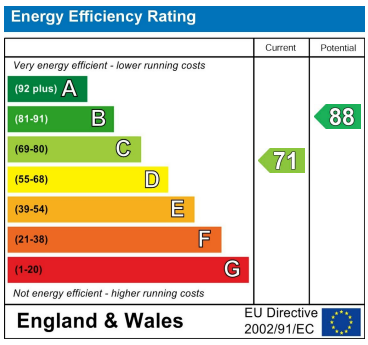
## Area Map




## Energy Efficiency Graph

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