Cauldwell

PROPERTY SERVICES

23 Colston Bassett, Milton Keynes, MK4 2BU

Offers Over £300,000

CAULDWELL are pleased to offer for sale this two double bedroom home, situated within the popular and established residential area of Emerson Valley, Milton Keynes. This property has been redecorated and recarpeted in 2026 and is offered for sale with no upper chain.

The accommodation briefly comprises an entrance hall leading to a fitted kitchen dining room ideal for everyday meals or entertaining, a comfortable living room which flows through to a conservatory, providing additional reception space and pleasant views over the rear garden. The layout offers versatile living accommodation and a light, airy feel throughout the ground floor.

To the first floor there are two well-proportioned double bedrooms along with a family bathroom serving the accommodation.

Externally, the property benefits from front and rear gardens, offering outdoor space for relaxing or entertaining, along with a driveway to the side providing off-road parking.

Emerson Valley is a well-regarded residential area situated to the western side of Milton Keynes, popular with both families and professionals due to its convenient location and strong community feel. The area benefits from local shops, schooling, parks and open green spaces, along with pleasant walking and cycling routes typical of Milton Keynes' extensive "Redway" network.

ENTRANCE HALL
Front entrance door. Frosted double glazed window to side. Stairs to first floor. Understairs storage area with cupboard. Radiator. Telephone point. Door to kitchen/diner.

KITCHEN/DINER 7'7" x 15'8" (2.31 x 4.78)
Fitted with a range of wall and base units with roll top worksurfaces incorporating stainless steel sink drainer unit and mixer tap. Built in oven, hob and extractor. Space for fridge freezer. Plumbing for washing machine. Splash back tiling. Replacement boiler. Double glazed window to front. Radiator.

LIVING ROOM 13'7" x 13'0" (4.14 x 3.96)
Radiator. Television point. Open to conservatory.

CONSERVATORY 10'7" x 7'7" (3.23 x 2.31)
UPVC double glazed with sliding patio door to side. Radiator.

FIRST FLOOR LANDING
Doors to all rooms. Loft access. Airing cupboard. Loft access.

PRIMARY BEDROOM 13'2" to 9'0" x 13'8" to 7'6" (4.01 to 2.74 x 4.17 to 2.29)
Two double glazed windows to rear. Radiator. Built in wardrobe.

BEDROOM TWO 13'3" x 7'6" (4.04 x 2.29)
Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Shaver point. Frosted double glazed window to front. Radiator.

REAR GARDEN
Enclosed secluded rear garden, mainly laid to lawn with patio area. Gated side access. Wooden fence surround. Tree, flower and shrub borders.

FRONT GARDEN
Hardstanding for parking.

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.

2. Vendor Approval
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.

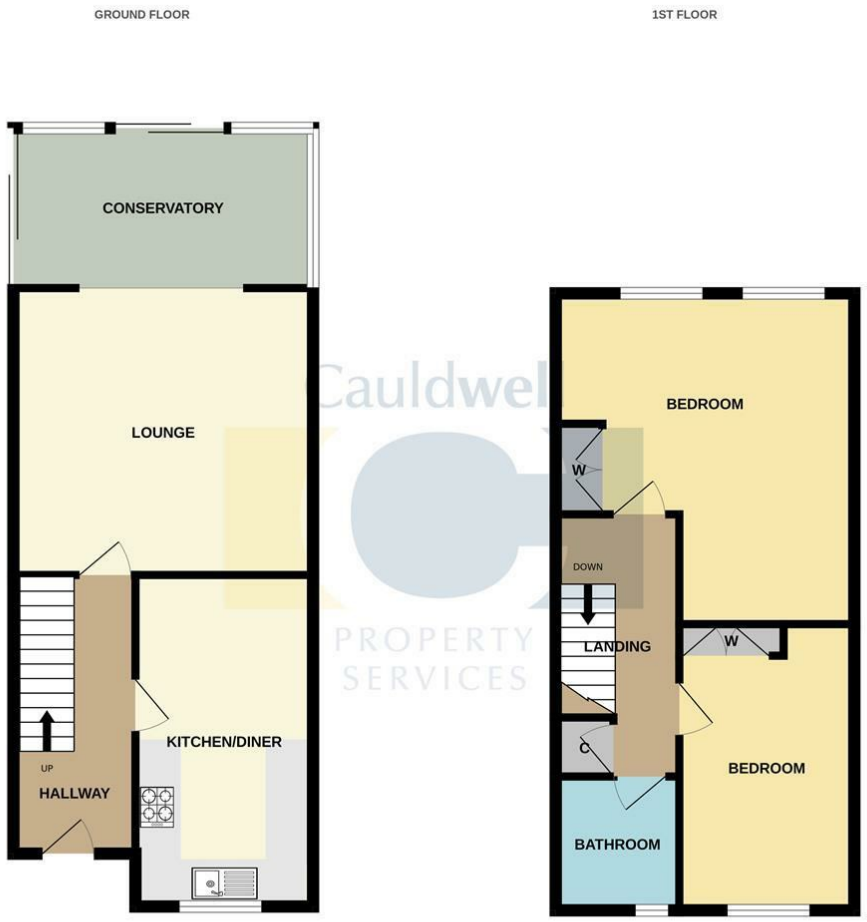
3. Mortgage
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on 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

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.

6. Photography
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



TOTAL FLOOR AREA : 421 sq.ft. (39.1 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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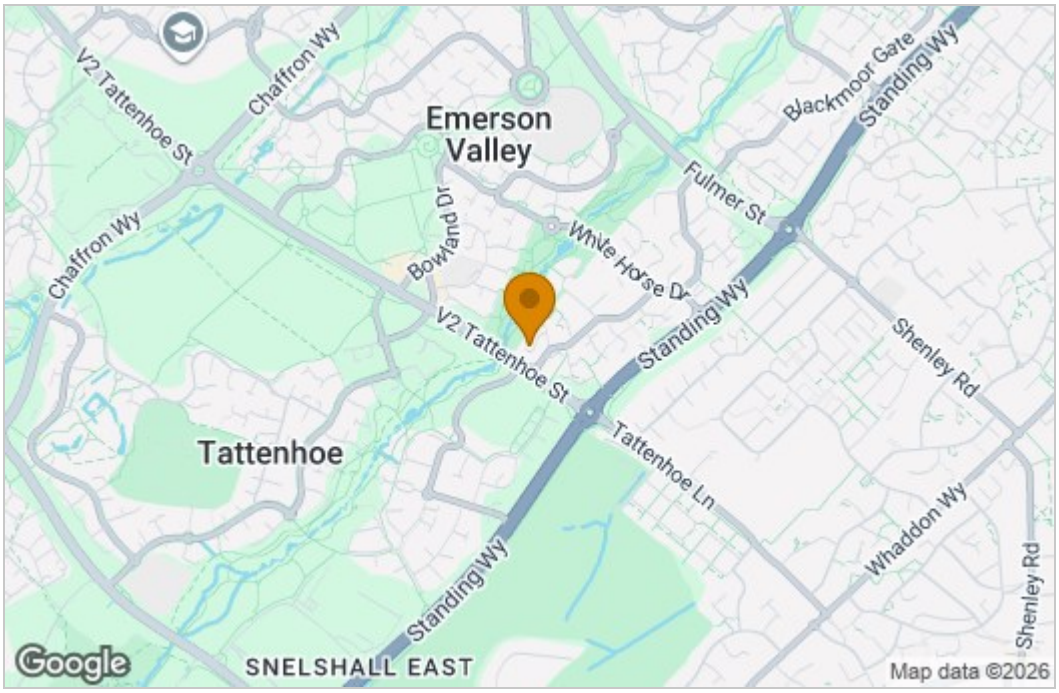
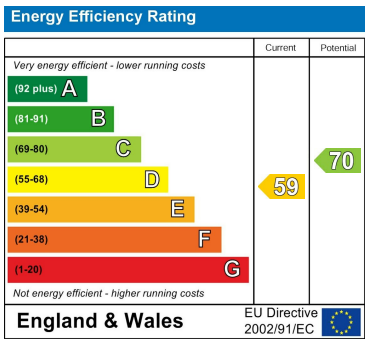
Area Map



Energy Efficiency Graph



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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk