



Cauldwell

PROPERTY SERVICES



32 Bercham, Milton Keynes, MK8 8HX

£165,000

This beautifully presented first-floor maisonette is located in the sought-after area of Two Mile Ash, Milton Keynes. Offered to the market with no onward chain, the property benefits from a brand-new lease upon completion.

The home is accessed via a private ground-floor entrance hall, with stairs leading to a bright and spacious first-floor landing, which provides useful storage space. The heart of the home is the stylish open-plan living, dining, and kitchen area. Thoughtfully redesigned with a removed wall to enhance the sense of space, this inviting area still maintains clearly defined zones, complemented by double-aspect windows that fill the space with natural light.

The main bedroom is generously sized and features built-in wardrobe storage, while the modern fitted bathroom adds to the home's contemporary appeal.

Externally, the property enjoys the advantage of a private front garden, allocated parking, and ample visitor parking within the area.

This fantastic maisonette is an ideal opportunity for first-time buyers, investors, or those looking to downsize, combining modern open-plan living with a prime Milton Keynes location.

ENTRANCE HALL

Door to side. Stairs to first floor landing.

FIRST FLOOR LANDING

Airing cupboard. Storage cupboard. Wall mounted electric heater.

OPEN PLAN KITCHEN/DINER/LIVING ROOM

16'4" x 14'0" (4.98 x 4.28)

Double glazed window to rear. Television point Wall mounted electric heater. Internet point. Opening to kitchen.

KITCHEN

Double glazed window to side aspect. Fitted with a range of wall and base units with worksurfaces. Sink drainer unit. Electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Tiled flooring

BEDROOM 11'9" x 10'5" (3.59 x 3.20)

Double glazed window to front aspect. Built in wardrobe. Wall mounted electric heater. Access to part boarded loft space.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Wall mounted electric heater. Wall mounted cabinet.

FRONT GARDEN

Mainly laid to lawn with shingle stone area. Flower beds and borders. Storage shed.

PARKING

To side of property for one vehicle. Visitor spaces available

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

All measurements are approximate. 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.

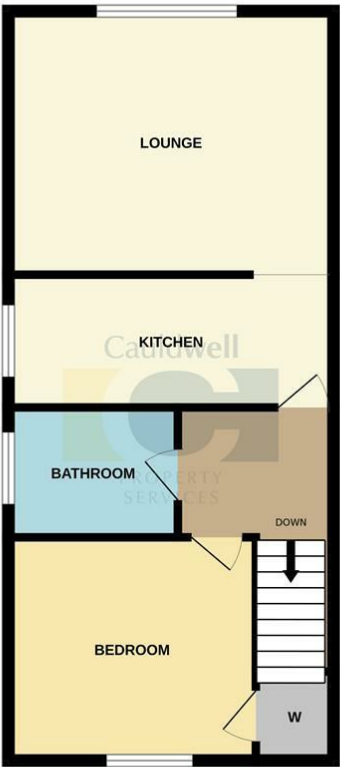
The above details have been submitted to our

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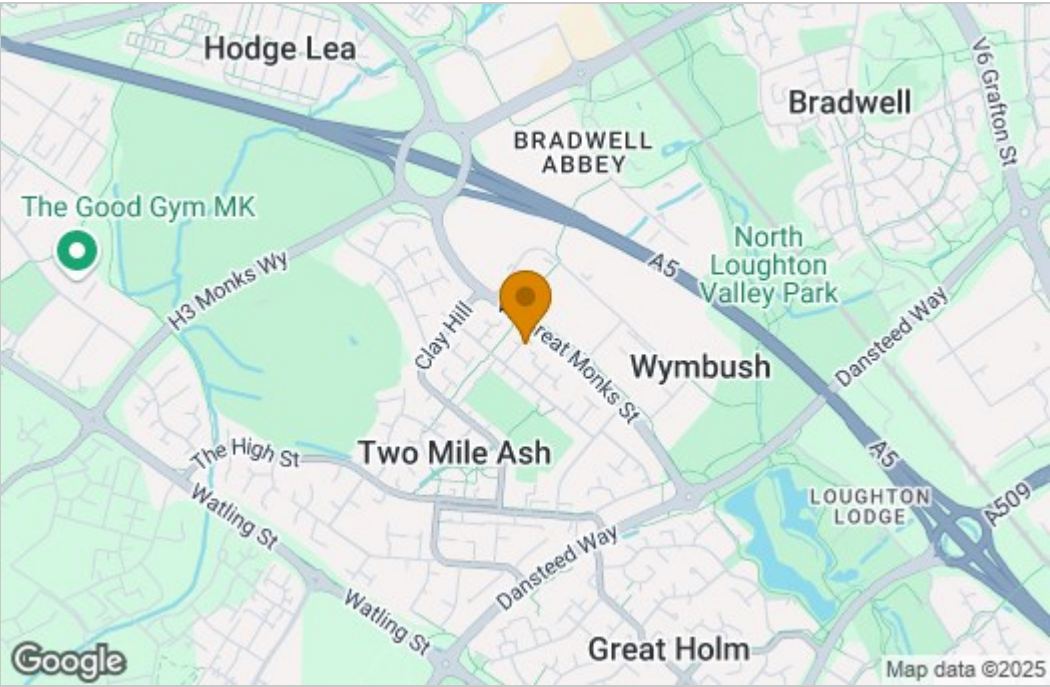
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Floor Plan

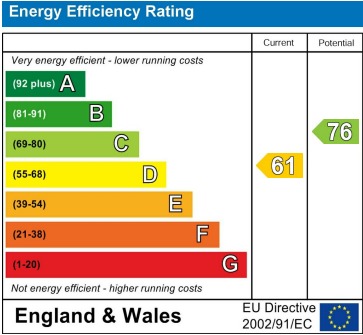


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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