Cauldwell

PROPERTY SERVICES

25 Braford Gardens, Milton Keynes, MK5 7HY

£279,995

Located in the ever-desirable Shenley Brook End area of Milton Keynes, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned just a short drive from Milton Keynes Central train station and the city centre, the property also benefits from close proximity to a range of highly sought-after schooling.

The accommodation is arranged over two floors and comprises two well-proportioned bedrooms on the first floor. and a bathroom.

On the ground floor, a welcoming entrance hall leads through to a comfortable living room, which in turn opens onto a kitchen-diner at the rear—ideal for both everyday living and entertaining.

Externally, the property boasts both front and rear gardens, with the added convenience of a driveway parking positioned to the side of the house.

Offered to the market with no onward chain, this attractive home combines a desirable location with practical living space and excellent transport links, making it a must-see.

Council Tax Band C
Energy Rating; C.

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Door to living room. Radiator.

LIVING ROOM
Double glazed window to the front. Radiator. Storage cupboard. Door to kitchen/diner.

KITCHEN/DINING ROOM
Kitchen fitted with a range of wall and base units. Work surfaces incorporating sink and drainer with mixer tap. Built in oven, gas hob and extractor over. Plumbing for washing machine. Space for fridge freezer. Double glazed window to the rear. Wall mounted boiler. Double glazed sliding door to rear garden. Radiator.

FIRST FLOOR LANDING
Doors to upstairs rooms. Airing cupboard.

BEDROOM ONE
Double glazed window to the front. Radiator. Built in wardrobe.

BEDROOM TWO
Double glazed window to the rear. Radiator.

BATHROOM
Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with cupboard under. Part tiled walls. Extractor. Radiator. Frosted double glazed window to the rear.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence panel surround.

FRONT
Hard standing driveway to the side. Shingle area.

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.

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Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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.

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 : 635sq.ft. (59.0 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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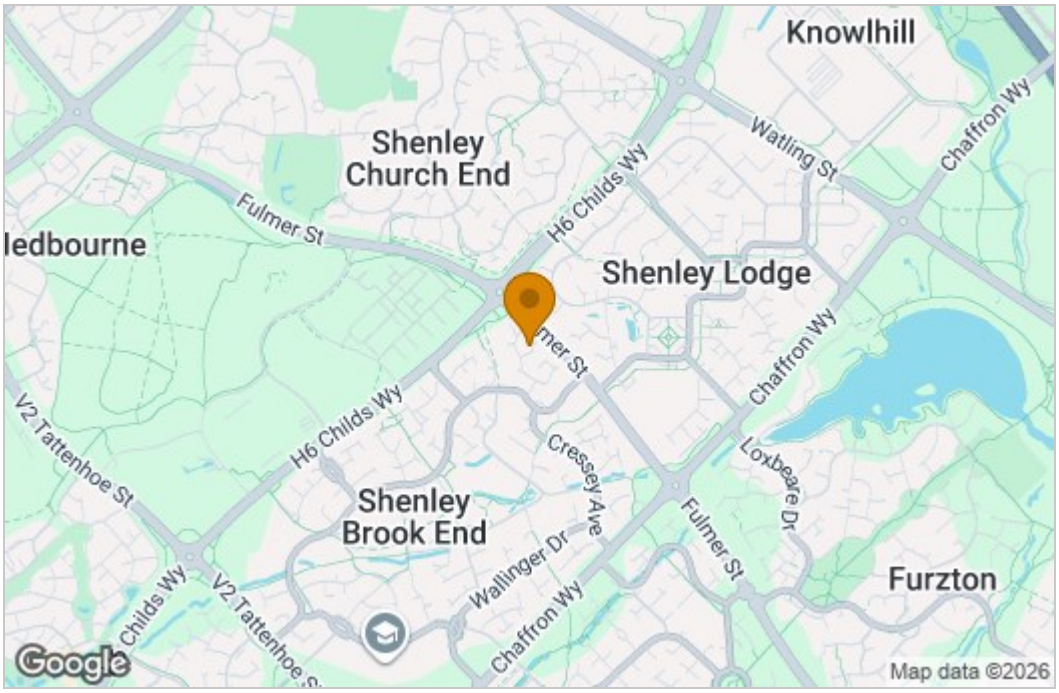
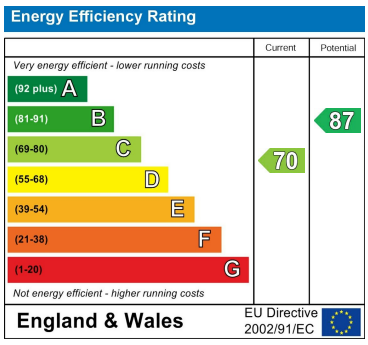
Area Map



Energy Efficiency Graph



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