



Cauldwell

PROPERTY SERVICES



34 Minerva Gardens, Milton Keynes, MK7 7SR

£279,995

Charming 2-Bedroom Semi detached home located in the desirable Wavenden Gate area of Milton Keynes, this well-presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers or investors. With no upper chain, this property is ready for immediate occupancy.

Upon entry, you are welcomed by an inviting hallway leading to a spacious living room, perfect for relaxing or entertaining. The refitted kitchen features modern units and ample workspace, providing a stylish and functional heart to the home.

The first floor offers a contemporary refitted shower room adds further convenience and comfort as well as two well-proportioned bedrooms, both providing comfortable living spaces suitable for a variety of needs.

Externally, the property benefits from a generous low maintenance rear garden, ideal for outdoor activities and summer gatherings. A private driveway to the side of the property provides off-road parking for multiple vehicles. The property also benefits from solar panels.

Situated in the sought-after Wavenden Gate area, this home combines a peaceful residential setting with excellent access to local amenities, schools, and transport links. With the added advantage of no upper chain,

ENTRANCE HALL

Front entrance door with storm porch over. Door to living room.

LIVING ROOM 13'8" x 13'2" (4.19 x 4.02)



Double glazed window to front. Two radiators. Under stairs recess with stairs to first floor.

KITCHEN 13'8" x 7'10" (4.18 x 2.41)



Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Breakfast bar. Plumbing for washing machine and space for fridge freezer. Double glazed window to rear. Door to rear.

FIRST FLOOR LANDING

Doors to all rooms. Radiator.

BEDROOM ONE 10'9" x 10'0" (3.29 x 3.07)



Double glazed window to front. Radiator. Double door built in cupboard.

BEDROOM TWO 10'4" x 6'8" (3.17 x 2.05)



Double glazed window to rear. Radiator. Loft access.

SHOWER ROOM



Three piece suite comprising walk in shower cubicle with shower, low level wc and wash hand basin. Shaver point. Radiator. Frosted double glazed window to rear.

REAR GARDEN



An enclosed rear garden, laid mainly to artificial lawn with patio area. Wooden fence surround. Gated access.

FRONT GARDEN

Path to front door. Hardstanding driveway.

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

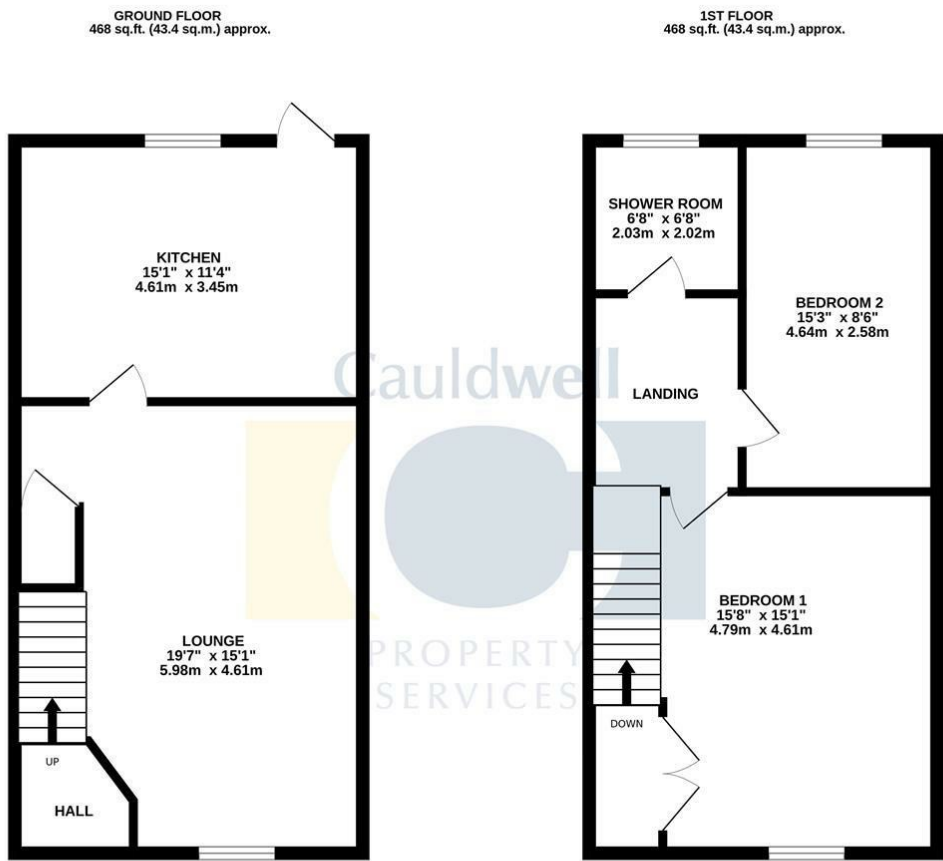
LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our 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.

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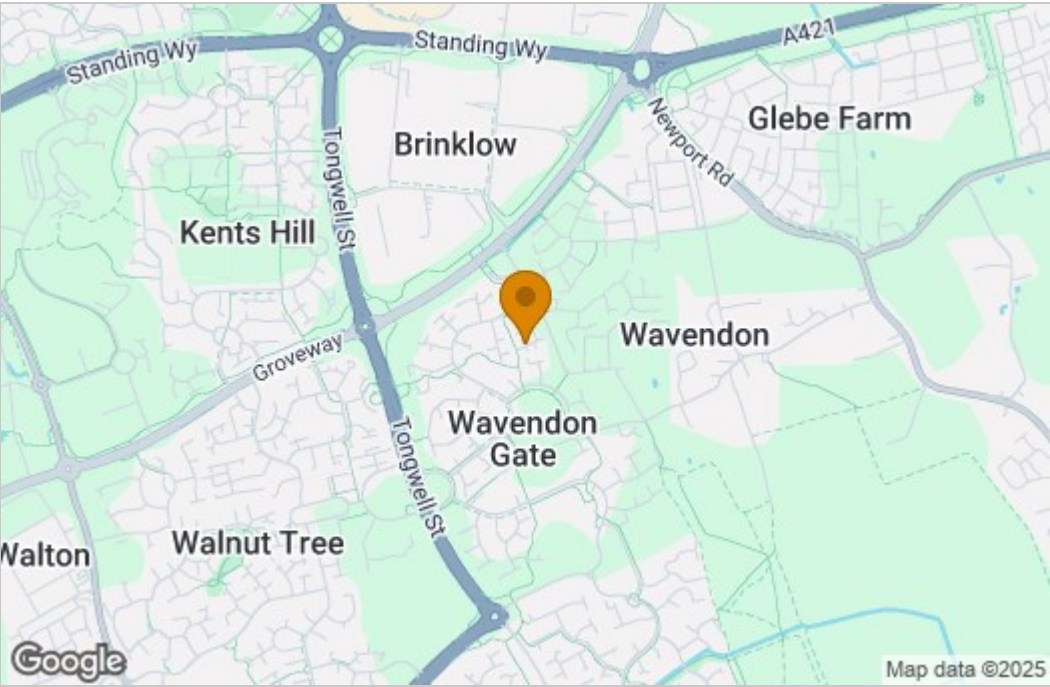
Floor Plan



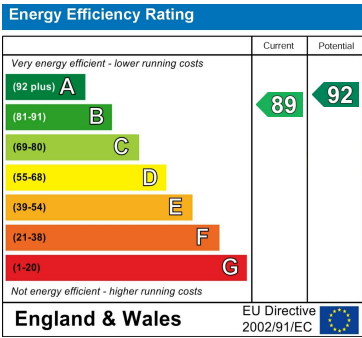
TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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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