



Cauldwell

PROPERTY SERVICES



41 Colston Bassett, Milton Keynes, MK4 2BU

£305,000

FOR SALE – NO UPPER CHAIN

Refurbished & Modernised Two-Bedroom Home | Backing onto Tattenhoe Valley Park | Emerson Valley, Milton Keynes

Cauldwell Property Services are thrilled to offer for sale this beautifully refurbished and modernised two-bedroom home, perfectly positioned in the sought-after area of Emerson Valley, Milton Keynes — backing directly onto the picturesque Linear Park and offering a peaceful setting with easy access to local amenities and transport links.

The accommodation features:

- Welcoming entrance hall with bespoke under-stair storage cupboard
 - Remodelled kitchen/dining room with stylish fittings
 - Comfortable living room with views over the rear garden
- First-floor landing leading to two well-proportioned double bedrooms
 - Contemporary family bathroom

ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Bespoke understairs storage cupboard and drawers. Door to kitchen/dining and living room.

KITCHEN/DINING ROOM 7'11" x 15'8" (2.43 x 4.80)

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in washing machine, fridge freezer and dishwasher. Wall mounted concealed combination boiler. Splash back tiling. Radiator.

LIVING ROOM 13'9" x 13'1" (4.20 x 4.01)

Double glazed French doors and double glazed windows to either side to rear. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Loft access. Storage cupboard.

BEDROOM ONE 13'9" x 13'1" (4.21 x 3.99)

Two double glazed sky lights to rear. Radiator.

BEDROOM TWO 7'6" x 13'3" (2.31 x 4.05)

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

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to front. Tiled walls. Heated towel rail. Shaver point.

REAR GARDEN

An enclosed and secluded rear garden laid to patio. Wooden fence surround. Gated rear access.

FRONT GARDEN

Double width block paved driveway with visitor bays.

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

