



Cauldwell

PROPERTY SERVICES



26 Duchess Grove, Milton Keynes, MK7 7DG

50% Shared Ownership £155,000

An excellent opportunity to get on the property ladder with this well-presented two-bedroom end of terrace home, located in the sought-after area of Wavendon Gate. Offered on a 50% shared ownership, this property is ideal for first-time buyers. The property is offered for sale with a £6,000 Premium to cover sellers home improvements.

The ground floor comprises a spacious lounge and a kitchen/diner with patio doors opening onto the rear garden – perfect for entertaining or relaxing outdoors.

Situated in a popular school catchment area, the property also benefits from easy access to main road links and a variety of local amenities.

Two Bedrooms
50% Shared Ownership
End of Terrace
Kitchen/Diner with Patio Doors
Rear Garden

ENTRANCE

Entrance through front door into living room.

LIVING ROOM 13'5" x 12'0" (4.11 x 3.66)

Double glazed door to the front. Double glazed window to the front. Radiator. Under stair storage space. Door leading to kitchen.

KITCHEN 12'0" x 9'3" (3.68 x 2.84)

Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer unit. Integrated dishwasher. Plumbing for washing machine, space for fridge freezer & cooker. Double glazed window to the rear. Double glazed door to the rear.

FIRST FLOOR LANDING

Double glazed window to the side. Doors to all rooms. Loft access. Radiator.

BEDROOM ONE 7'6" x 11'8" (2.31 x 3.58)

Double glazed window to the rear. Radiator.

BEDROOM TWO 12'0" x 8'0" (3.68 x 2.46)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Refitted family bathroom. Low level wc, wash hand basin. Panelled bath with mixer tap and shower over. Heated towel radiator.

REAR GARDEN

Enclosed rear garden laid mainly to patio. Wooden fence panel surround with concrete posts. Lawn area. Metal shed.

FRONT

Gravelled area. Block paved 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.

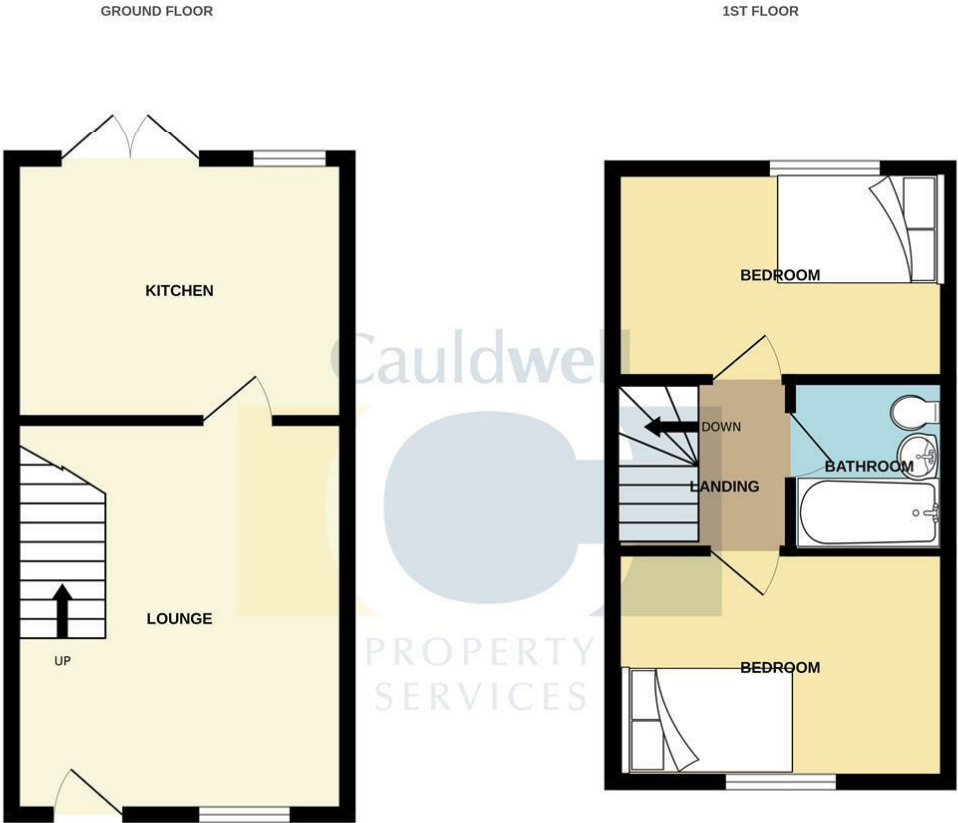
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MORTGAGE & FINANCIAL - The Mortgage Store

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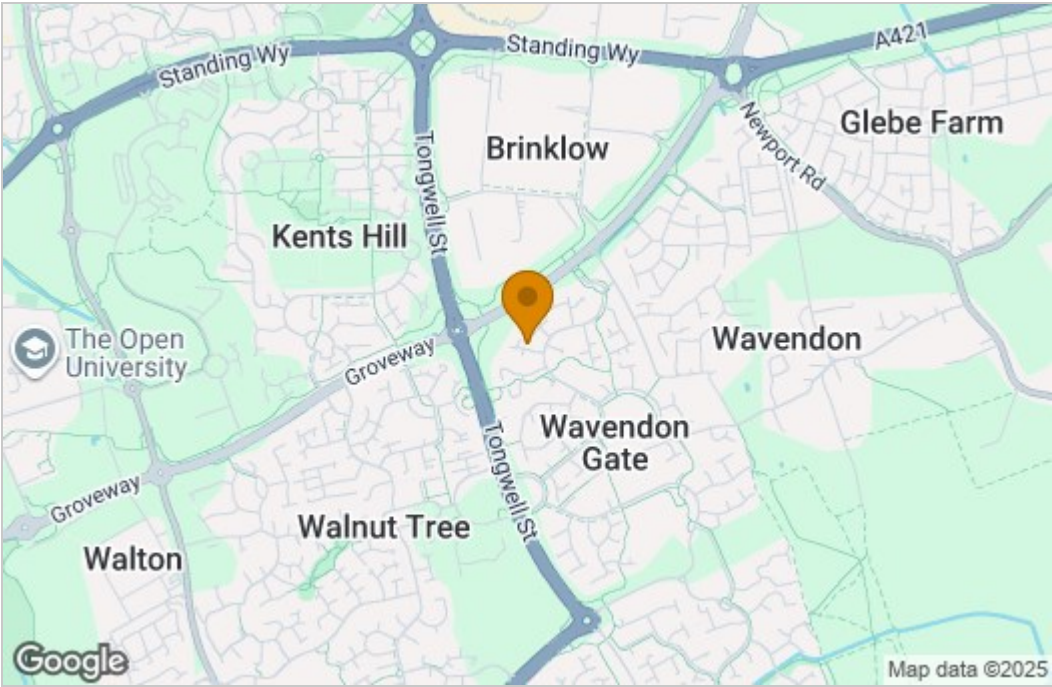
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Floor Plan

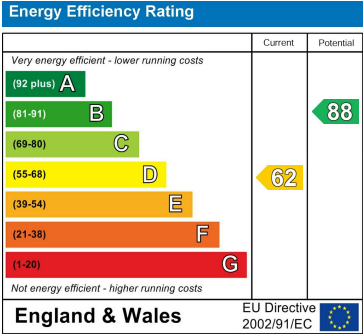


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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