

# Under 1 Roof



**8 Cilgerran Close, Milton Keynes, MK4 4NN**  
**£1,650 Per Calendar Month**

# 8 Cilgerran Close, Milton Keynes, MK4 4NN

Welcome to this charming terraced house located on the desirable Cilgerran Close in Kingsmead, Milton Keynes. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features a convenient en-suite, providing a private sanctuary for relaxation.

The heart of the home is complemented by integrated appliances, ensuring a seamless and modern living experience. The open-plan layout allows for a bright and airy atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the availability of two dedicated parking spaces, a rare find in this area, offering both convenience and peace of mind.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its combination of comfort, practicality, and modern living, this terraced house on Cilgerran Close is a wonderful opportunity not to be missed.

## Hallway

Entrance via front door, Doors leading to Lounge & Cloakroom

## Cloakroom

Two piece suite comprising of low level WC & Hand wash basin

## Lounge

19'2" x 16'0" (5.85 x 4.90)

Window to front aspect, Stairs leading to first floor, Laminate wood flooring, Entrance to Kitchen / Dining room

## Kitchen / Dining Room

16'0" x 9'2" (4.90 x 2.80)

Fitted with a range of base & eye level units with roll top work surfaces under. Integrated Fridge Freezer & Washing / drying machine. French Doors leading to rear garden.

## Bedroom One

11'3" x 9'4" (3.45 x 2.85)

Window to rear aspect, built in wardrobes. Fitted carpets

## Ensuite

9'2" x 3'11" (2.80 x 1.20)

Three piece suite comprising of low level WC, Hand Wash basin and double shower cubicle housing power shower

## Bedroom Two

12'11" x 9'2" (3.95 x 2.80)

Window to front aspect, built in wardrobe, Fitted carpets

## Bedroom Three

9'10" x 7'6" (3 x 2.30)

Window to front aspect, built in storage cupboards. Fitted carpets

## Bathroom

Three piece suite comprising of low level WC, Hand wash basin & Bath with shower over

## Rear Garden

Enclosed Rear Garden mainly laid to lawn with patio area

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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