

Cauldwell

PROPERTY SERVICES



118A Germander Place, Milton Keynes, MK14 7DP

£175,000

An excellent opportunity for investors with a potential rental income of £995pcm and a yield of approximately 6.8% *

Offered to the market with no onward chain, this one-bedroom end-terrace house is ideally situated in the heart of Central Milton Keynes. Representing an excellent opportunity for buyers looking to put their own stamp on a home, the property requires internal finishing works, with some remedial improvements started but not finished. This property is not ready to move in straight away, please be aware of that.

The ground floor features a spacious living and dining area, benefiting from natural light and flowing seamlessly into the fitted kitchen via a semi open-plan layout.

Upstairs, a generous landing leads to a modern bathroom and a well-proportioned bedroom complete with built-in storage. The loft space houses a combination boiler, offering practical additional storage potential.

Outside, the property enjoys both a front garden and an enclosed rear garden, providing ideal outdoor space for relaxing or entertaining. Off-road parking is conveniently located just behind the property.

This home presents superb potential in a prime location—perfect for first-time buyers, investors, or anyone seeking a project in Central Milton Keynes.

ENTRANCE PORCH

UPVC double glazed door to front. Door to living/dining room.

LIVING ROOM/DINING ROOM 13'3" x 11'9" (4.04 x 3.59)

Double glazed window to front. Radiator. Stairs to first floor landing. Door way to kitchen.

KITCHEN 13'3" x 5'0" (4.04 x 1.53)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating sink drainer. Electric oven. Plumbing for washing machine. Space for fridge freezer. Radiator.

FIRST FLOOR LANDING

Stairs from living room. Access to loft space.

BEDROOM 10'6" x 10'1" (3.21 x 3.09)

Double glazed window to front. Radiator. Built in double wardrobe.

BATHROOM

Double glazed window to front. Three piece suite comprising bath with mixer tap, wash hand basin and close coupled wc. Radiator.

FRONT GARDEN

Mainly laid to lawn with hedge surround.

REAR GARDEN

Enclosed garden with mature trees. Parking behind garden.

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.

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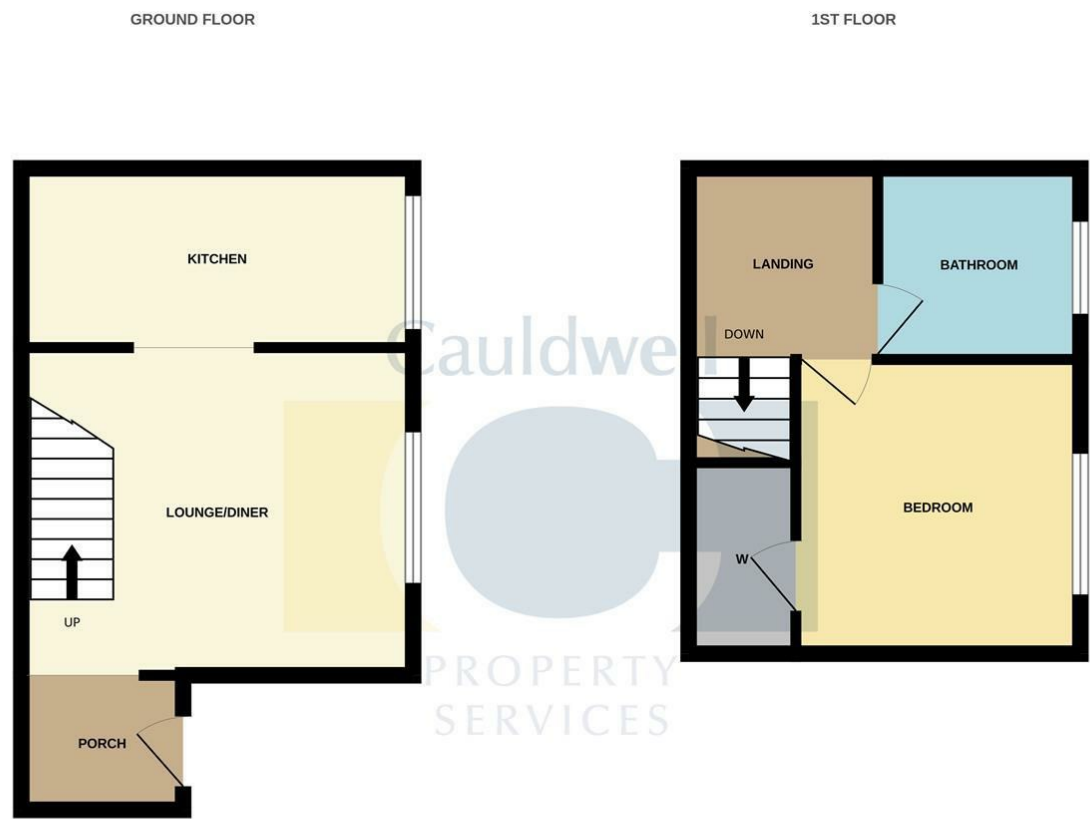
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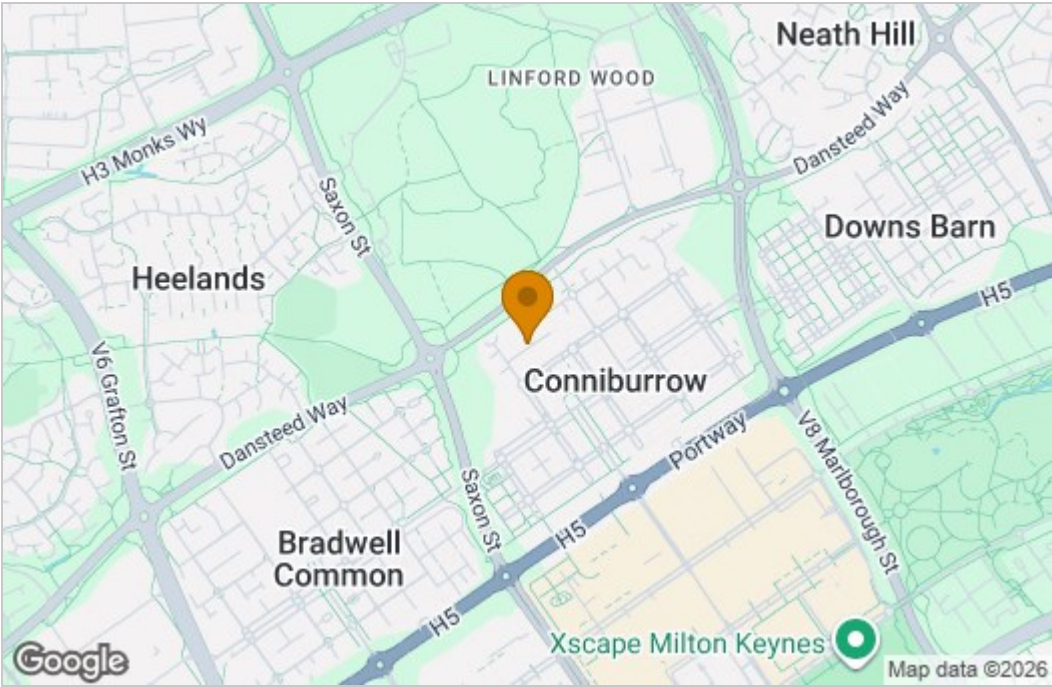
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Floor Plan

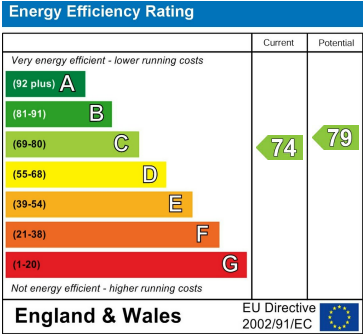


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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