

## 57 Deacon Place, Milton Keynes, MK10 9FS

### £290,000

This well-presented two-bedroom terraced home is ideally situated in the highly sought-after area of Middleton, Milton Keynes, making it a perfect choice for first-time buyers or a fantastic investment opportunity. Offered to the market with no onward chain, the property is ready for a smooth and straightforward purchase.

The accommodation is thoughtfully arranged, with the first floor comprising two generous double bedrooms and a fitted family bathroom. The ground floor features a welcoming entrance hall, a fitted kitchen, a convenient cloakroom, and a spacious living and dining area, ideal for both relaxing and entertaining.

Externally, the property benefits from a low-maintenance rear garden, perfect for enjoying outdoor space with minimal upkeep. To the front, there is allocated parking for added convenience.

Ideally located within walking distance of highly regarded schools and local parks, the property also offers excellent access to Central Milton Keynes and the mainline train station, making it a superb choice for commuters.

Energy rating: C  
Council tax band: B

Please note some images are used for marketing purposes and have been virtually staged to showcase the potential of the rooms and spaces

### **ENTRANCE HALL**

Stairs to first floor.

### **KITCHEN 9'9 x 5'9 (2.97m x 1.75m)**

Double glazed window to front aspect. Wall and base units with worksurfaces and sink drainer unit. Low level electric oven. gas hob and extractor hood. Plumbing for washing machine and space for fridge freezer. Tiled splash backs. Radiator.

### **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin Radiator.

### **LOUNGE 17'2 x 12'8 (5.23m x 3.86m)**

Door and window to rear garden. Laminate flooring. Radiator. Under stairs cupboard.

### **FIRST FLOOR LANDING**

Doors to all rooms.

### **BEDROOM ONE 10'9 x 9'1 (3.28m x 2.77m)**

Double glazed window to rear. Radiator.

### **BEDROOM TWO 12'6 x 9'7 (3.81m x 2.92m)**

Double glazed window to front. Radiator. Fitted wardrobe.

### **FRONT GARDEN**

Outside storage cupboard. Path to front door. Gravelled shrub bed.

### **REAR GARDEN**

Mainly laid to gravel with raised decking area. Fence surround.

### **PARKING**

Allocated parking.

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. 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

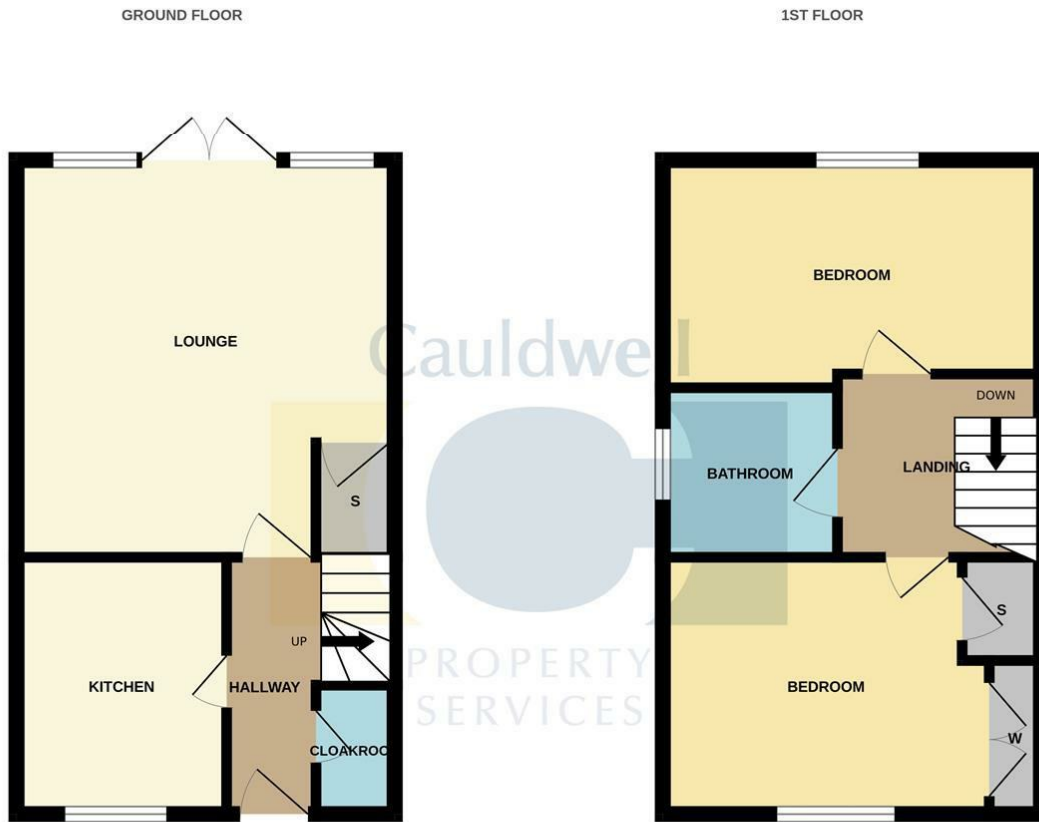
by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

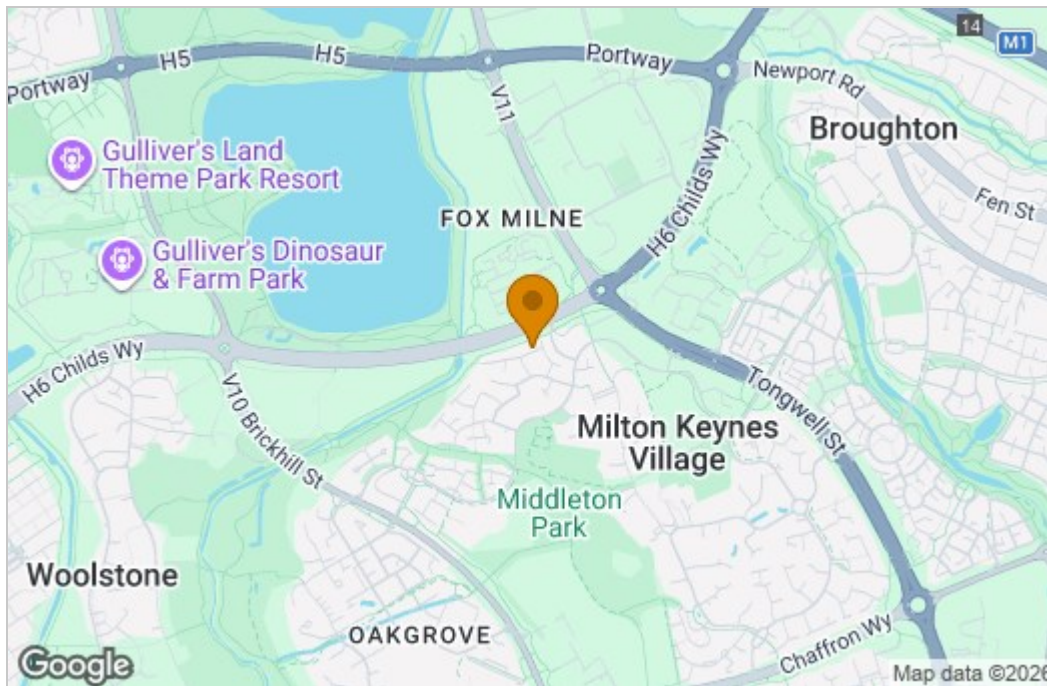
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

# Floor Plan



TOTAL FLOOR AREA : 7183sq.ft. (667.4 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.  
 Made with Metropix ©2026

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH  
 Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk