

Cauldwell

PROPERTY SERVICES



27 Gisburn Close, Milton Keynes, MK13 7QQ

£195,000

Nestled in a peaceful, traffic-free location close to central Milton Keynes, this unique freehold, cluster-style property combines convenience with character. Ideally situated for commuters, it offers excellent access to the A5 motorway and the mainline train station, making London and beyond easily within reach.

Inside, the home features a welcoming living and dining area that flows seamlessly into a fitted kitchen, creating a practical and sociable space. A mezzanine-style bedroom adds charm and character, while the fitted bathroom completes the accommodation. Modern comforts include a replacement boiler and underfloor heating, offering an upgrade not commonly found in similar homes within the area.

Outside, this property truly stands out. It boasts a larger-than-average garden, perfect for relaxation or entertaining, as well as off-road parking for two vehicles—a rare find in such a central location.

With its unique design, generous outdoor space, and superb connectivity, this home represents an ideal first-time purchase or a smart investment opportunity.

Energy rating: D* Since the production of this EPC, a central heating boiler has been added with under floor heating.

Council tax band: A

ENTRANCE HALL

Double glazed UPVC door to front.

OPEN PLAN LIVING/DINING/KITCHEN 18'3" x 13'4" max (5.58 x 4.08 max)

Double glazed windows and door to side. Television point internet point. Under floor heating. Stairs to first floor landing.

KITCHEN AREA

Fitted wall and base units with worksurfaces. Stainless steel sink drainer and mixer tap. Gas oven. Plumbing for washing machine. Space for fridge freezer. Extractor hood.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Wall mounted heater. Heated towel rail.

MEZZANINE BEDROOM 13'5" x 8'8" (4.10 x 2.660)

Double glazed window to front. Double glazed sky light window to side with fitted blind. Built in wardrobes. Radiator. Access to part boarded loft space housing combination boiler.

GARDEN

Laid to artificial lawn with rockery feature area. Vegetable patch. Mature trees, plants and foliage.

PARKING

Off road parking for two vehicles, outside garden gate.

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.

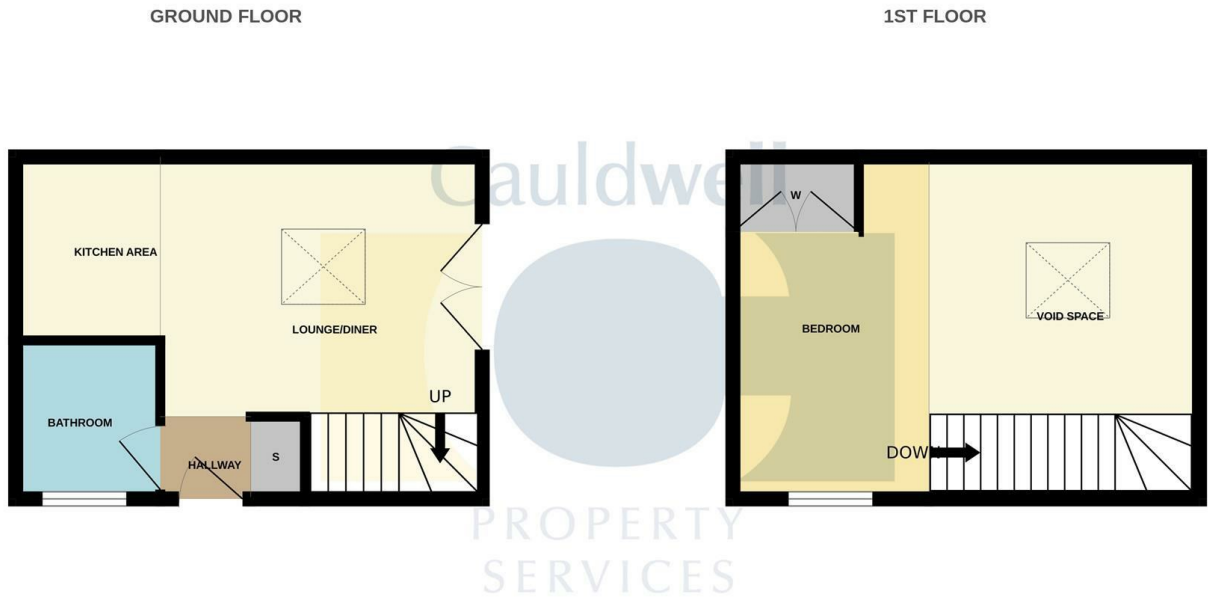
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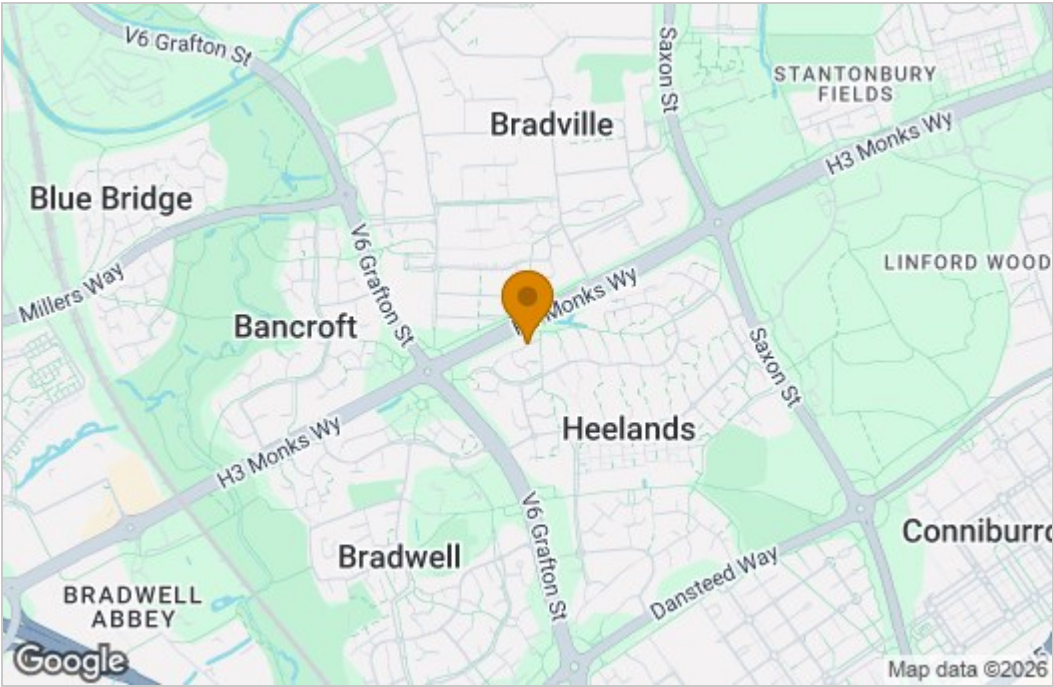
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

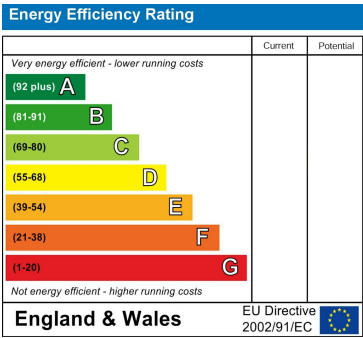


TOTAL FLOOR AREA : 409sq.ft. (38.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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Area Map



Energy Efficiency Graph



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