

Cauldwell

PROPERTY SERVICES



36 Tranlands Brigg, Milton Keynes, MK13 7NZ

£339,995

Situated in the centrally located area of Heelands, Milton Keynes, this well-proportioned FOUR-BEDROOM family home offers convenient access to the city centre, mainline train station, local shops, and major transport links.

The property comprises an inviting entrance hall, which provides access to a ground-floor cloakroom. From here, the layout flows in two directions, leading to a comfortable living room on one side and a spacious kitchen dining room on the other, ideal for family living and entertaining.

Upstairs, there are four well-sized bedrooms along with a fitted family bathroom, offering ample accommodation for growing families.

Externally, the property benefits from off-road parking to the front and a good-sized rear garden, perfect for outdoor enjoyment.

Offered to the market with no onward chain, this property presents a fantastic opportunity for buyers seeking a well-located family home with great potential.

Energy rating: C
Council tax band: C

ENTRANCE HALL

Front entrance door. Door to kitchen/diner, living room and cloakroom. Radiator. Understairs storage cupboard.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Frosted double glazed window to front.

KITCHEN 15'7" x 10'11" to 16'11" (4.75 x 3.35 to 5.18)

Dual aspect room with double glazed window to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring hob and extractor. Space for American style fridge freezer. Built in slimline dishwasher. Plumbing for washing machine. Tiled flooring. Radiator. Door to inner hall way,.

INNER HALL WAY

Stairs to first floor. Door to living room.

LIVING ROOM 14'4" x 10'4" (4.37 x 3.15)

Double glazed French doors to rear. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Airing cupboard.

BEDROOM ONE 12'0" x 10'5" (3.66 x 3.18)

Double glazed window to rear. Radiator.

BEDROOM TWO 14'4" x 7'6" (4.37 x 2.29)

Double glazed window to rear. Radiator.

BEDROOM THREE 7'10" x 6'0" to 10'11" (2.39 x 1.83 to 3.35)

Double glazed window. Radiator.

BEDROOM FOUR 10'9" x 7'1" (3.28 x 2.16)

Double glazed window to front. Radiator.

BATHROOM

Re-fitted suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to front. Tiled walls.

FRONT GARDEN

Shingle driveway.

REAR GARDEN

Enclosed and laid to lawn with patio area and wooden fence surround. Gated rear access.

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

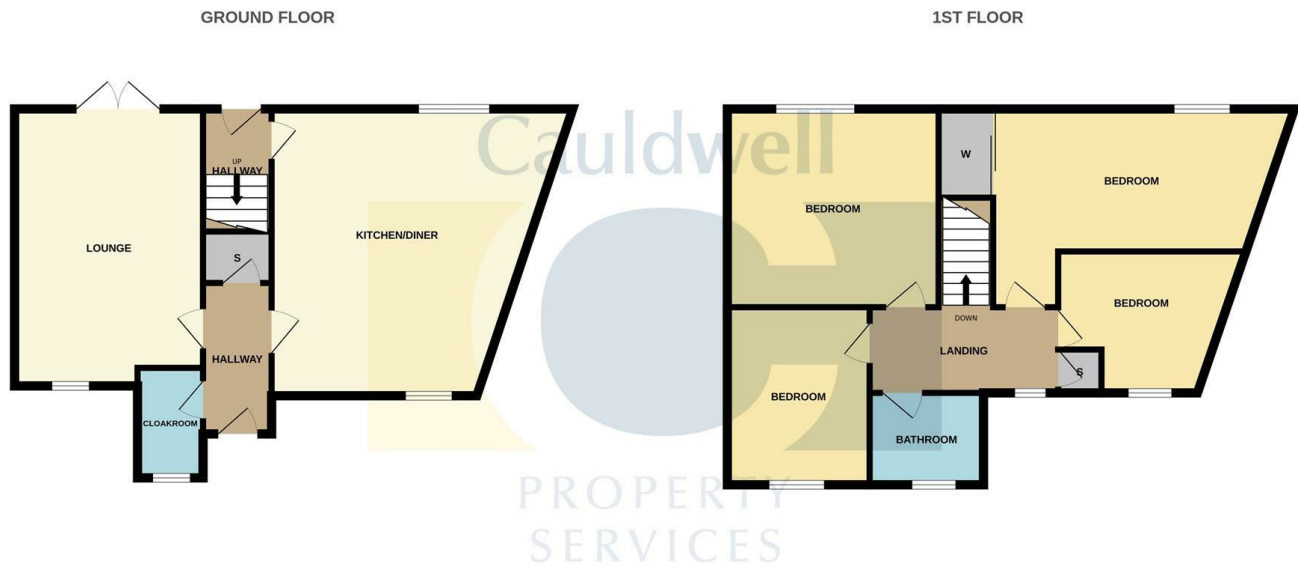
been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS 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.

Floor Plan

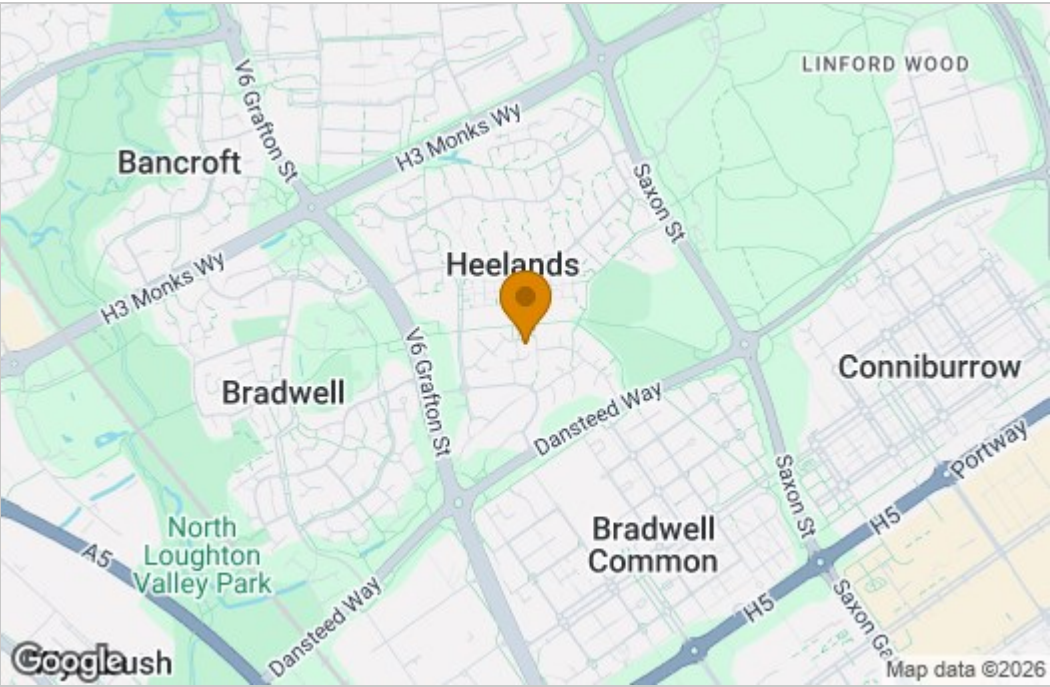


TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.

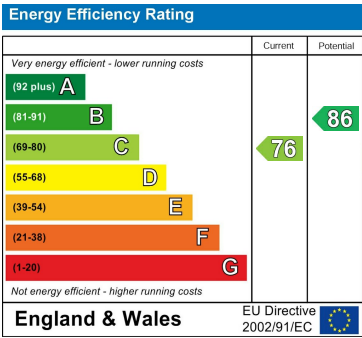
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.