



Cauldwell

PROPERTY SERVICES



5 Primatt Crescent, Milton Keynes, MK5 6AS Offers In The Region Of £240,000

A well-presented one-bedroom freehold terraced home, situated in the highly sought-after Shenley Church End area of Milton Keynes, offered to the market with no onward chain.

This impressive property is ideal for first-time buyers and features a generously sized double bedroom, complemented by a fitted bathroom and useful storage space on the landing. The ground floor comprises a welcoming entrance porch leading into a bright and spacious living/dining room, which flows seamlessly through to a modern fitted kitchen.

Externally, the home benefits from both a front garden and a good-sized rear garden, with the added advantage of off-road parking conveniently located to the rear.

Ideally positioned within walking distance of local schools and offering easy access to the city centre and mainline train station, this property combines comfort, convenience, and a desirable location.

Energy rating: D
Council tax band: B

ENTRANCE

Entrance via double glazed door to the front into entrance porch. Storage cupboard. Archway to living/dining room.

LIVING/DINING ROOM 12'1" x 12'11" (3.70 x 3.96)

Double glazed window to the front. Stairs to first floor landing. TV and internet connection points. Electric heater. Archway to kitchen.

KITCHEN 12'10" x 5'8" (3.93 x 1.73)

Double glazed window and double glazed door to the rear. Kitchen fitted with a range of wall and base units with work surfaces incorporating sink and drainer with mixer tap. Electric oven. Plumbing for washing machine, Space for fridge freezer.

FIRST FLOOR LANDING

Stairs from living room. Doors to all upstairs rooms. Access to loft space. Airing cupboard and storage cupboard.

BEDROOM ONE 11'4" x 13'0" (3.46 x 3.98)

Maximum measurement into recess. Double glazed window to the front. Electric heater.

BATHROOM

Frosted double glazed window to the rear. Bath with mixer tap and shower over. Low level wc, electric heater.

FRONT

Paved garden with trees.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with patio area. Shed. Gated side access. Off road parking for one car to the rear.

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.

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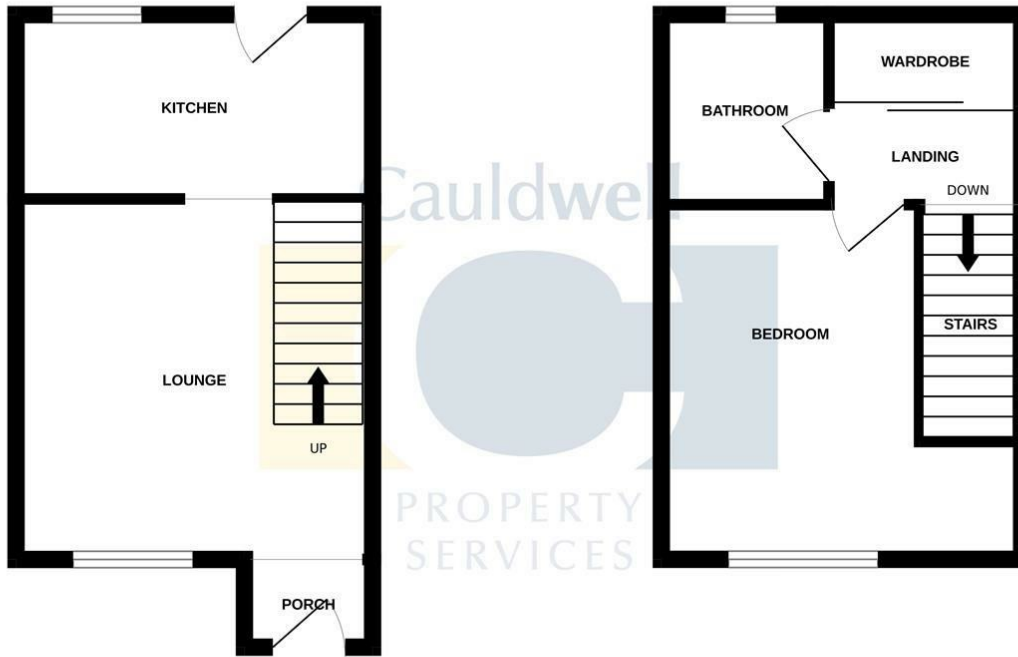
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

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

GROUND FLOOR

1ST FLOOR



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

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

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