

Cauldwell

PROPERTY SERVICES



13 Bergamot Gardens, Milton Keynes, MK7 7NQ

£315,000

A modern three-bedroom home, located in the sought-after area of Walnut Tree, Milton Keynes, offered to the market with no onward chain.

As you step inside, you're welcomed by an entrance hall which leads to a downstairs cloakroom, a spacious and inviting living room that seamlessly flows into a fitted kitchen-diner, a bright and airy dining space—perfect for entertaining. Upstairs, you'll find three well proportioned bedrooms and a family bathroom.

Outside, the property boasts a well-maintained rear garden and the added convenience of parking to side. Ideally situated within walking distance of local schools and shops, the home is also just a short drive from Kingston Retail Park, mainline train stations, and motorway links—making it perfect for commuters and families alike.

Energy Rating: E
Council Tax Band: C

ENTRANCE HALL

Stairs to first floor. Wall mounted heater. Doors to living room and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

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

LIVING ROOM

Double glazed window to front aspect. Wall mounted heater. Door to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed windows to rear aspect. Fitted with a range of wall and base units with worktops incorporating a stainless steel sink with mixer tap. Fitted oven and hob with extractor fan. Plumbing for washing machine. Space for fridge freezer. Wall mounted heater.

BEDROOM ONE

Double glazed window to front aspect. Wall mounted heater. Fitted wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Wall mounted heater.

BEDROOM THREE

Double glazed window to front aspect. Wall mounted heater.

BATHROOM

Frosted double glazed window to rear aspect. Three piece suite comprising paneled bath with a shower attachment. Low level wc and a wash hand basin. Tiled. Heated towel rail.

REAR GARDEN

Enclosed mainly laid to lawn. Patio area. Shed.

FRONT GARDEN

Partly laid to lawn. Hard standing driveway.

2. Vendor Approval

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.

5. Anti Money Laundering Verification checks

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.

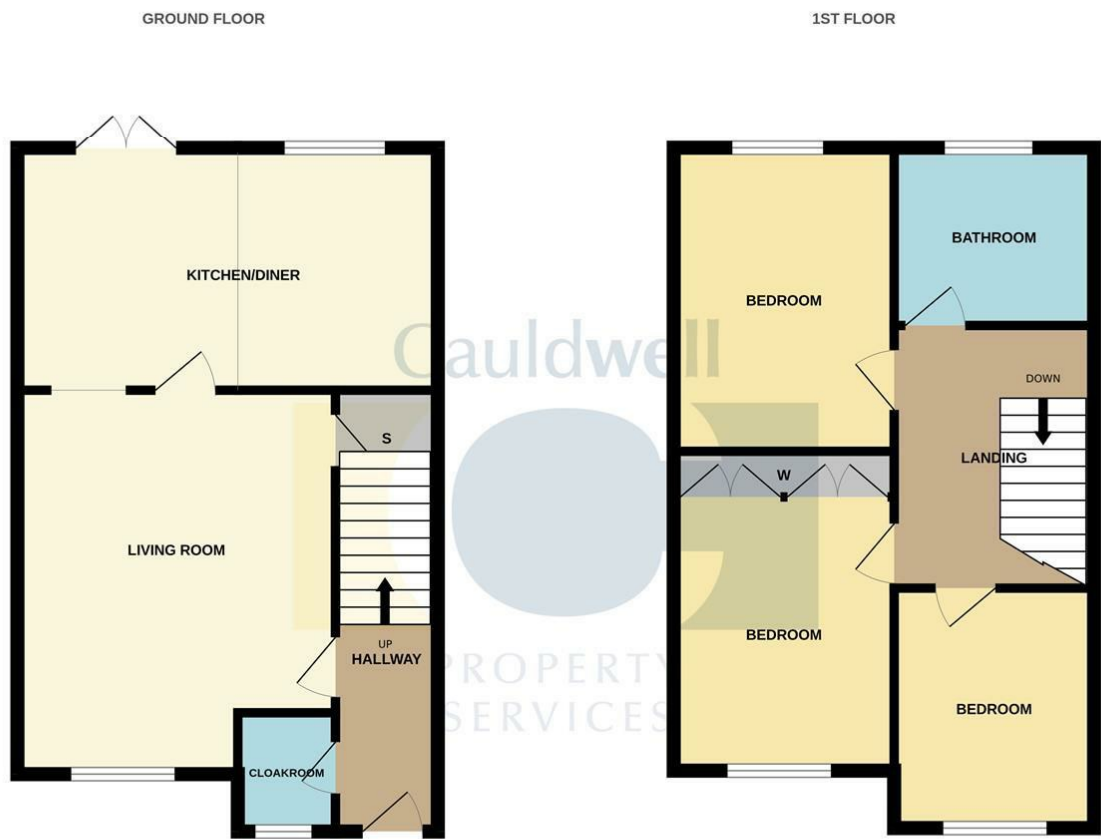
COUNCIL TAX BAND

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

4. Solicitors

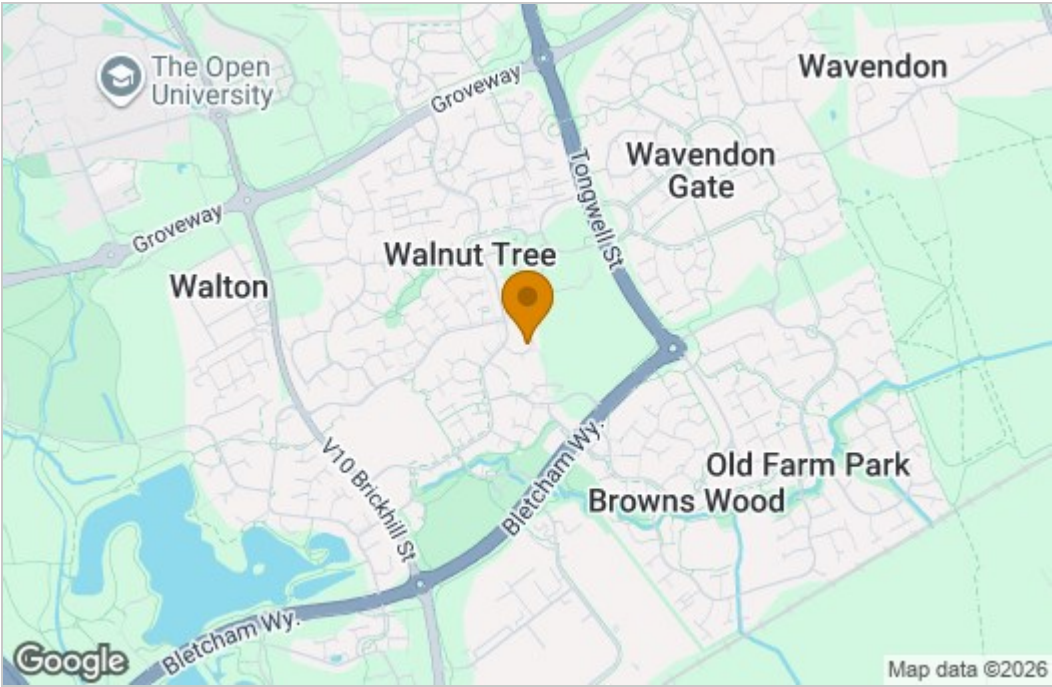
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

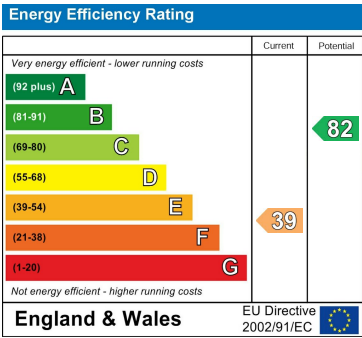


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.