Cauldwell

PROPERTY SERVICES

9 Coggeshall Grove, Milton Keynes, MK7 7SN

£309,995

CAULDWELL are pleased to offer for sale this modern two-bedroom semi-detached home, situated in the highly sought-after Wavendon Gate area of Milton Keynes.

The accommodation briefly comprises; entrance hall, spacious lounge, and a high-quality refitted kitchen/dining room with direct access to the rear garden. To the first floor there are two well-proportioned bedrooms and a stylish refitted family bathroom.

Externally, the property benefits from a rear garden, a garage, and a block paved driveway providing off-road parking.

Wavendon Gate is a highly desirable residential area on the eastern side of Milton Keynes, popular with both first-time buyers and families alike. The area benefits from a range of local amenities including shops, takeaways, and well-regarded schooling.

There are excellent transport links nearby, with easy access to the M1 motorway (Junction 13 and 14) and Milton Keynes Central railway station, offering fast connections to London Euston. Kingston Retail Park is also just a short drive away, providing a wide range of shopping and dining options.

ENTRANCE
Entrance through front door into entrance porch. Door to living room.

LIVING ROOM 15'7" x 10'4" (4.75 x 3.15)
Stairs to first floor. Double glazed windows to front. Radiator. Television point. Telephone point. Coving to textured ceiling.

KITCHEN 12'9" x 10'4" (3.91 x 3.15)
Re-fitted with a range of soft close wall and base units with worksurfaces incorporating a sink drainer with mixer tap. Built in stainless steel oven and five ring hob. Space for washing machine, dishwasher and fridge freezer. Concealed wall mounted boiler. Tiled flooring. Radiator. Skimmed ceiling. Spot lights. Double glazed window to rear. Frosted double glazed door to rear.

FIRST FLOOR LANDING
Doors to all rooms. Frosted double glazed window to side.

BEDROOM ONE
Double glazed window to front. Fitted wardrobe with sliding doors. Radiator.

BEDROOM TWO 10'4" x 8'0" (3.15 x 2.46)
Double glazed window to rear. Radiator.

BATHROOM
Re-fitted suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail Extractor. Shaver point. Frosted double glazed window to side.

REAR GARDEN
Enclosed and laid to lawn with large patio and decking area. Outbuilding with double glazed window and door. Service door to garage. Wooden fence surround. Flower and shrub borders. Outside light and tap.

FRONT GARDEN
Mainly laid to lawn with extended block paved driveway.

SINGLE GARAGE
Up and over door Power and light.

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.

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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

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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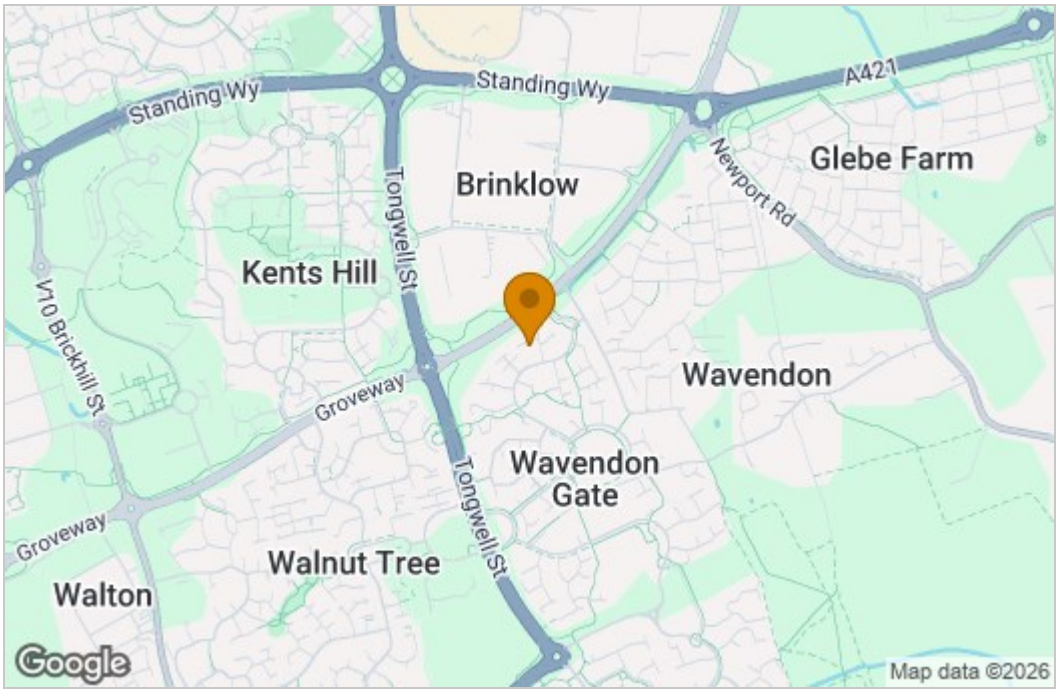
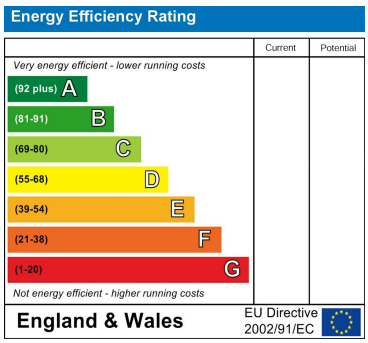
Area Map



Energy Efficiency Graph



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