Cauldwell

PROPERTY SERVICES









83. Culbertson Lane, Milton Keynes, MK13 0LL

£180,000

A two bedroom first floor maisonette with a LARGER THAN AVERAGE GARAGE, occupying a wonderful position opposite Loughton Valley Park and the historic Roman ruins.

The impressive property boasts a light and airy lounge/dining room with French doors to a Juliet balcony, stylish fitted kitchen, two well proportioned sized bedrooms and a bathroom with a shower. Outside there is a beautiful communal garden and a larger than average garage. Energy rating D. Council tax band B.

Blue Bridge is Ideally situated close to extensive parkland and green spaces, the property combines a peaceful setting with excellent convenience, being just a five-minute drive from the city centre and mainline railway station, providing easy access for commuters and families alike.

Lease length - 960 years
Lease charges - £1070(approx) pa

Energy rating C
Council tax band B

ENTRANCE HALL
UPVC entrance door. Stairs to first floor.

LANDING
Door to living room.

LOUNGE/DINING ROOM 12'7" x 11'2" (3.84m x 3.41m)
UPVC double glazed casement doors to rear garden with Juliette balcony. Coving to ceiling Telephone point.

KITCHEN 9'1" x 5'8" (2.77m x 1.73m)
Fitted with a range of wall and base units with roll top worksurfaces incorporating stainless steel sink unit and drainer. Electric cooker. Gas hob and extractor fan. Space for fridge freezer. Tiled flooring. Splash back tiling.

BEDROOM ONE 11'5" x 8'9" (3.49m x 2.69m)
Twin UPVC double glazed window to rear and side aspect. Radiator. Coving to ceiling. Double wardrobe with sliding doors.

BEDROOM TWO 8'7" x 6'5" (2.62m x 1.98m)
UPVC double glazed window to rear. Radiator. Storage cupboard with shelving. Telephone point. Coving to ceiling. Loft access.

BATHROOM
Three piece suite comprising panelled bath with electric shower and screen, low level wc and pedestal wash hand basin. Heated towel rail. Sky light. Tiled flooring.

REAR GARDEN
Communal for four properties. Laid to lawn with flower and shrub borders. Enclosed by trees. Gated access.

LARGER THAN AVERAGE GARAGE 17'6" x 7'11" (5.35 x 2.43m)
Up and over door.

AGENTS NOTE
The owner informs us that the boiler, Vaillant Ecofit Pure 825, was replaced in 2020; the property has valid gas safety certificate conducted in May 2026; the property also has a valid EICR conducted in April 2026.

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.

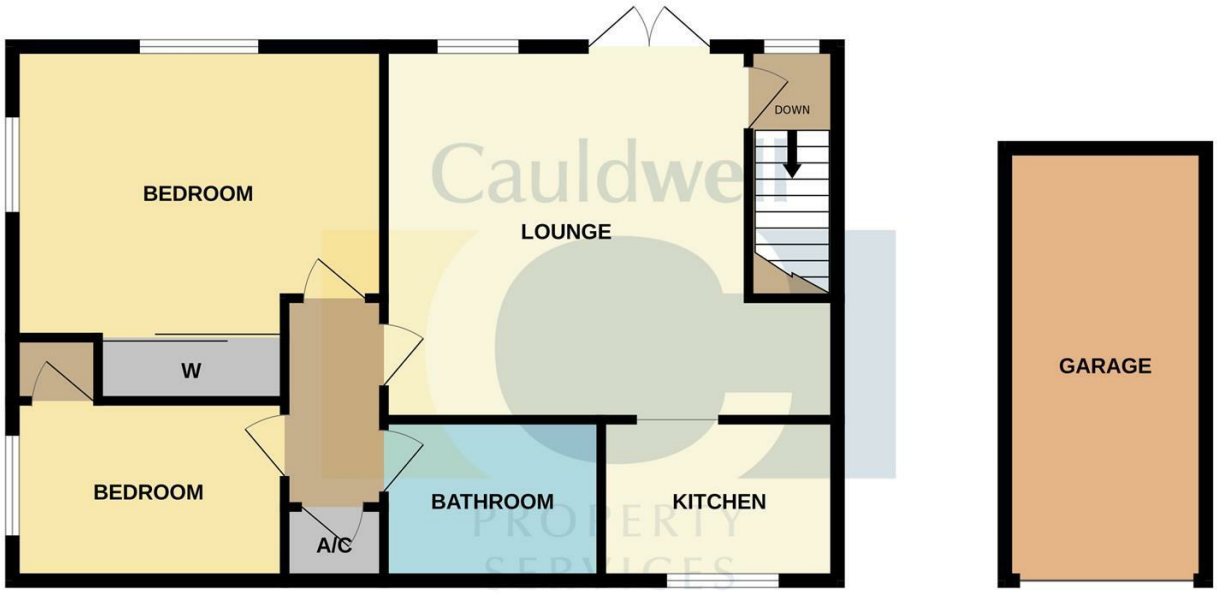
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

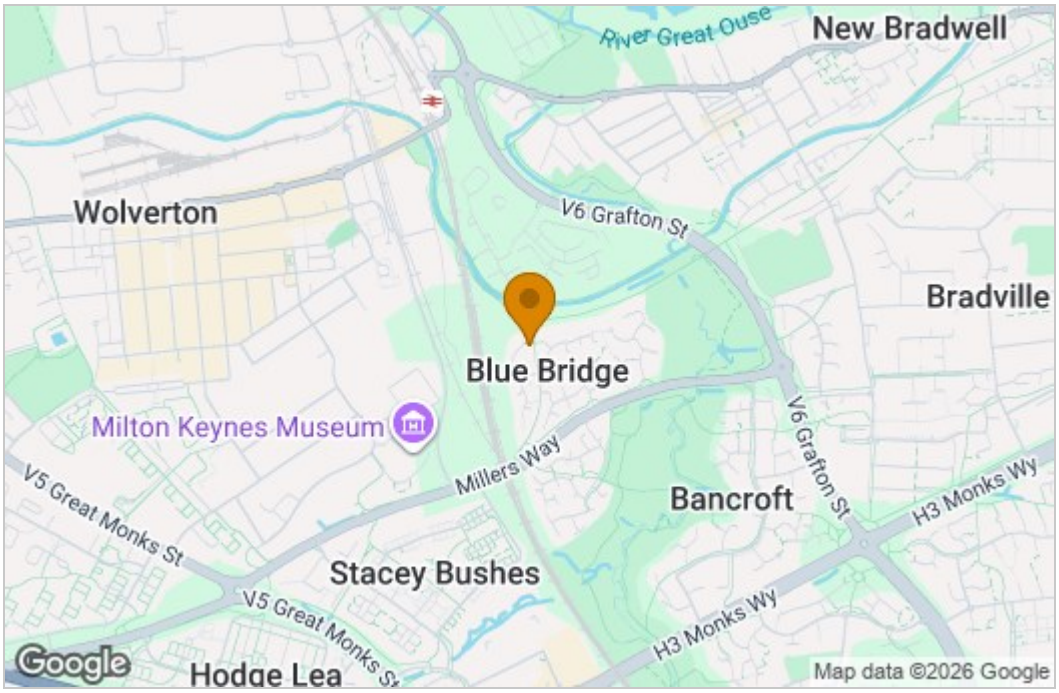
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

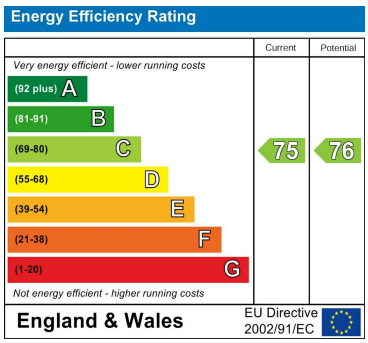


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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