Cauldwell

PROPERTY SERVICES

657 South Ninth Street, Milton Keynes, MK9 3DF

£249,995

Situated in the heart of Central Milton Keynes, this well-presented two-bedroom end-of-terrace freehold home is offered to the market with no onward chain and provides an excellent opportunity for first-time buyers, commuters, and investors alike. Ideally positioned within walking distance of Centre:MK, the vibrant Xscape leisure district, and Milton Keynes Central railway station, the property offers convenient access to a wide range of amenities and transport links.

Recently redecorated throughout, the accommodation is arranged over two floors. The first floor comprises two generous double bedrooms and a fitted four-piece family bathroom. On the ground floor, an entrance hall leads to a fitted kitchen and a spacious open-plan living and dining room spanning the full width of the rear of the property, creating an ideal space for both everyday living and entertaining.

Externally, the property benefits from driveway parking for two vehicles to the front, while the enclosed rear garden provides a private outdoor space to enjoy.

Energy rating: C
Council tax band: B

ENTRANCE HALL
Door to front. Stairs to first floor landing with understairs storage cupboard. Radiator.

KITCHEN 8'5" x 7'7" (2.59 x 2.32)
Double glazed window to front. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and gas hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer.

LIVING/DINING ROOM 19'6" x 12'6" max (5.96 x 3.82 max)
Double glazed patio door and window to rear. Two radiators. Television and telephone point.

FIRST FLOOR LANDING
Stairs from entrance hall. Skylight to front. Airing cupboards housing boiler.

BEDROOM ONE 12'5" x 11'7" (3.79 x 3.54)
some restricted head height
Double glazed sky light window and blind to rear. Radiator.

BEDROOM TWO 14'6" x 6'9" (4.42 x 2.07)
some restricted head height
Double glazed sky light window to rear with blind. Radiator.

BATHROOM
Sky light window to front. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. LED lighting.

FRONT GARDEN
Paved frontage offering driveway parking for two vehicles.

REAR GARDEN
Laid to lawn with rear patio area. Mature trees.

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

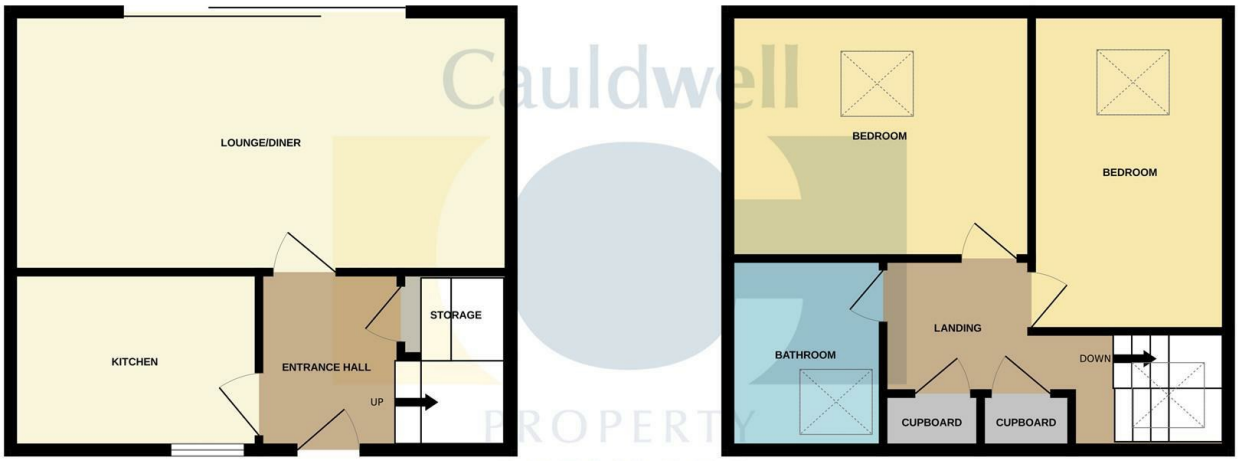
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

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



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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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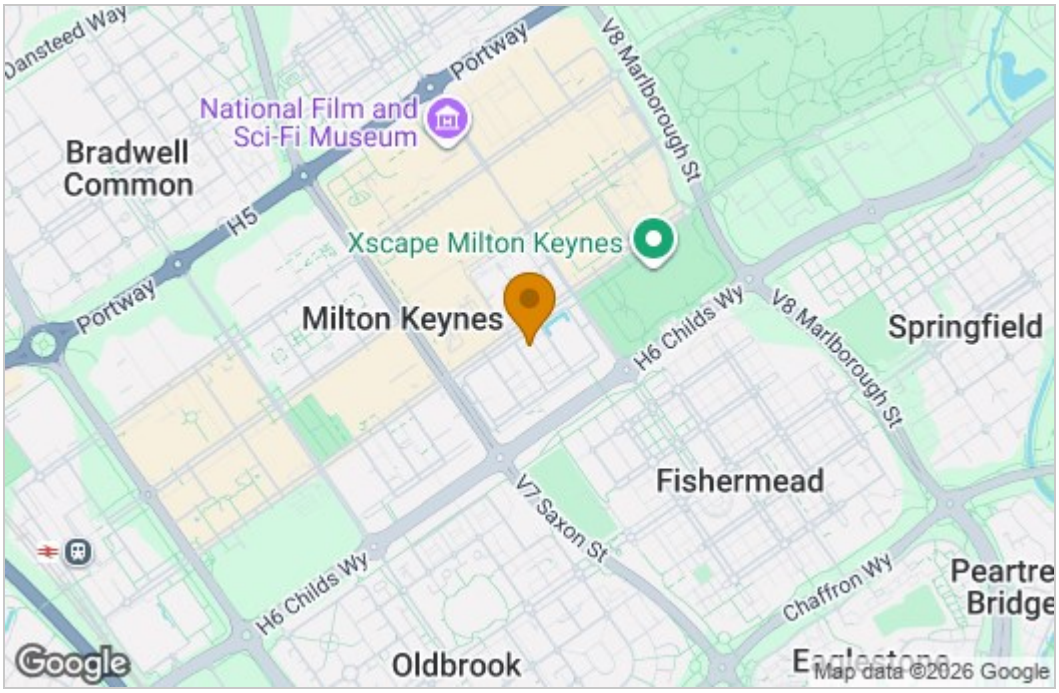
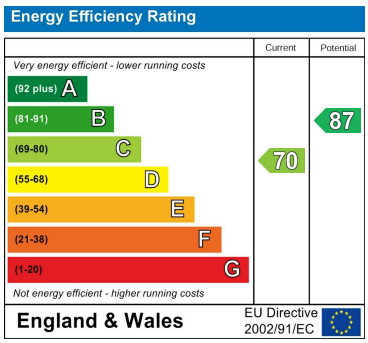
Area Map



Energy Efficiency Graph



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