





£385,000

Situated in Wolverton to the north-west of Milton Keynes, is this three-bedroom Victorian property which is full of character and period features such as original fireplaces, exposed wooden flooring, high ceilings and sash windows. The ground floor comprises an entrance hall, a lounge, dining room, kitchen and a studio/bedroom with its own shower room. The first floor offers three double bedrooms, the family bathroom and a utility area. The property also boasts a south-east facing low-maintenance rear garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to lounge and dining room, stairs rising to first floor, radiator, wood flooring.

LOUNGE

Bay sash window to front aspect. Original feature fireplace with tiled hearth and wood surround, wood flooring, television point, telephone point.

DINING ROOM

Double doors to garden. Opening to kitchen, original feature fireplace with tiled hearth and wooden surround, built-in storage, wood flooring.

KITCHEN

Sash windows to side aspect. Fitted with a range of soft close base and eye level units with rolled edge work surface over, stainless steel sink with mixer tap over, built-in: double combi oven, four-ring induction hob with extractor hood over, and dishwasher; space for fridge freezer, part tiled walls, tiled floor, door to storage cupboard.

STUDIO/BEDROOM

Window to rear aspect, obscure glazed window to rear aspect, sash window to side aspect, further window to side aspect. A range of base and eye level units, stainless steel sink with mixer tap over, radiator, wood effect laminate flooring, space for fridge, door to downstairs shower room.

SHOWER ROOM

Low level WC, wash hand basin with mixer tap over, fully tiled corner shower cubicle with wall-mounted shower, fully tiled walls, wood effect laminate flooring, spotlights.

LANDING

Doors to bedrooms and bathroom, over stairs storage.

BEDROOM ONE

Sash window to front aspect. Original feature fireplace, built-in storage, radiator.

BEDROOM TWO

Sash window to rear aspect. Original feature fireplace, radiator, built-in storage.

BEDROOM THREE

Sash window to rear aspect. Original feature fireplace, radiator, wood flooring.

BATHROOM

Obscure glazed sash window. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, panelled corner bath, wall-mounted shower, original feature fireplace, heated towel rail, built-in storage, wall-mounted boiler, space for washing machine, wood flooring, part tiled walls, access to loft space.

UTILITY AREA

Sash window to side aspect. Radiator, wood flooring, space for tumble dryer.

OUTSIDE

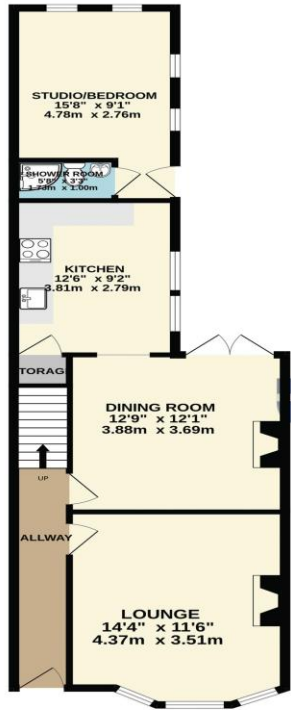
FRONT GARDEN

Path to front door, enclosed by low level brick wall, hedges.

REAR GARDEN

Mainly laid to patio area with raised beds, brick-built BBQ area, rear gated access, door to utility/studio, outside tap, all enclosed by brick wall and timber fence panelling.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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