





£375,000

Situated in Wolverton to the north-west of Milton Keynes, is this three-bedroom semi-detached home. The accommodation comprises, in brief, lounge, kitchen, conservatory, three bedrooms with an en-suite to the main bedroom, and a family bathroom. Externally, the property benefits from off-road parking and an enclosed rear garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, radiator, tiled walls.

LOUNGE

Double glazed window to rear aspect, double glazed double doors to rear. Two radiators, under stairs storage cupboard.

CONSERVATORY

Conservatory with double glazed windows to side and rear aspects, double glazed door to rear.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, space for fridge freezer and dishwasher, built-in oven with induction hob and extractor fan over, storage cupboard housing wall-mounted gas boiler, sink units with mixer tap and drainer.

LANDING

Airing cupboard housing water cylinder, stairs rising to second floor.

BEDROOM ONE

Double glazed window to front aspect, two skylights. Two radiators, two built-in wardrobes.

EN-SUITE

Tiled walls, pedestal wash hand basin, low level WC, radiator, shower unit.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, panelled bath, radiator, separate shower unit, tiled walls.

OUTSIDE

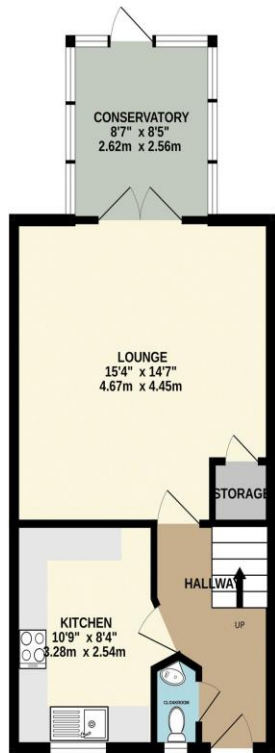
PARKING

Two allocated parking spaces. Driveway parking to front.

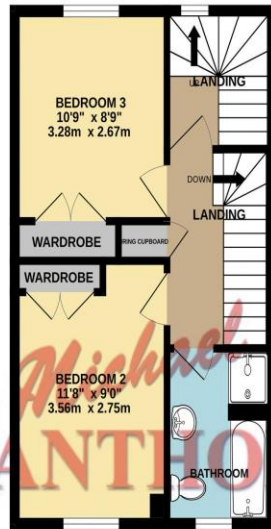
REAR GARDEN

Mainly laid to lawn with timber storage shed, cold water tap, outside light, flower and shrub beds, surrounded by panel fencing.

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 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		90
(69-80) C	81	
(55-68) D		
(39-54) E		
(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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