





**£275,000**

Ideally located within walking distance of Wolverton Train Station this three bedroom terraced family home is offered to the market with many benefits including two reception rooms, kitchen, family bathroom and rear garden.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, understairs storage cupboard, archway to lounge and dining room.

## LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace.

## DINING ROOM

Double glazed window to rear aspect. Stairs rising to first floor landing, storage cupboard, radiator, follow through to kitchen.

## KITCHEN

Double glazed door and window to side aspect. Range of base and eye level units with work surface over, oven and hob with extractor fan over, space for fridge/freezer, plumbing for dishwasher and washing machine, one and a half bowl single drainer sink with mixer tap, splash back acrylic, radiator, door to bathroom.

## BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, low level w.c. with push button flush, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

## LANDING

Access to loft space, radiator, doors to bedrooms.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, feature fireplace.

## BEDROOM TWO

Double glazed window to rear aspect. Feature fireplace, radiator, airing cupboard housing hot water cylinder.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## OUTSIDE

## REAR GARDEN

Laid to lawn, outside tap, outside light, rear gated access, enclosed by fencing panels.

**Approximate Gross Internal Area 866 sq ft - 81 sq m**

Ground Floor Area 460 sq ft - 43 sq m

First Floor Area 406 sq ft - 38 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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