



**Connells**

Barr Piece  
Wolverton MILTON KEYNES

# Barr Piece

## Wolverton MILTON KEYNES MK12 5GN

for sale  
£335,000



### Property Description

WELL, PRESENTED THREE-bedroom terrace family home is situated in the ever-popular town of Wolverton with its excellent rail links to London and proximity to Stony Stratford High Street. The property boasts character features such as double-glazed windows and a bay window in the living room, cloakroom, kitchen with integrated appliances. To the first floor is a master bedroom with ensuite, two further bedrooms, family bathroom and low maintenance garden to front and rear. There is on street parking.

Wolverton offers great transport links to the A5 as well as the A508 to Northampton and the A422 to Buckingham. It is just a stone's throw from idyllic local beauty hotspots such as Stony Stratford and Floodplain Forest Nature Reserves, the Grand Union canal and Ouzel Valley Park as well as famous pubs and restaurants in Stony Stratford. Junction 14 of the M1 motorway is approximately 7 miles and Milton Keynes Central Railway Station is around 4 miles away. The nearest railway station is Wolverton, just 1 mile, for services to London Euston, Milton Keynes, Northampton, and Birmingham. Milton Keynes railway.

### Entrance

Door to front.

### Cloakroom

Close coupled w.c., pedestal wash hand basin. Extractor fan.

### Lounge

15' 4" excluding bay x 12' ( 4.67m excluding bay x 3.66m )

Double glazed bay window to front aspect. Door to hall.

### Kitchen/Diner

15' 6" x 9' 8" ( 4.72m x 2.95m )

Fitted units to base and eye level with complimentary work surface. Gas hob and oven. Space for appliances. Stainless steel sink. Double glazed window and double-glazed patio doors to garden.

### First Floor Landing

Loft hatch. Storage cupboard. Doors to all rooms.

### Bedroom 1

10' 6" x 9' 8" ( 3.20m x 2.95m )

Built-in wardrobe. Double glazed window to rear aspect. Door to ensuite.

### Ensuite

Shower cubicle. Close coupled w.c., pedestal wash hand basin. Double glazed window to rear aspect.

## Bedroom 2

10' 3" x 8' 6" ( 3.12m x 2.59m )

Double glazed window to front aspect.

## Bedroom 3

6' 9" x 6' 8" ( 2.06m x 2.03m )

Double glazed window to front aspect.

## Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Extractor.

## Outside

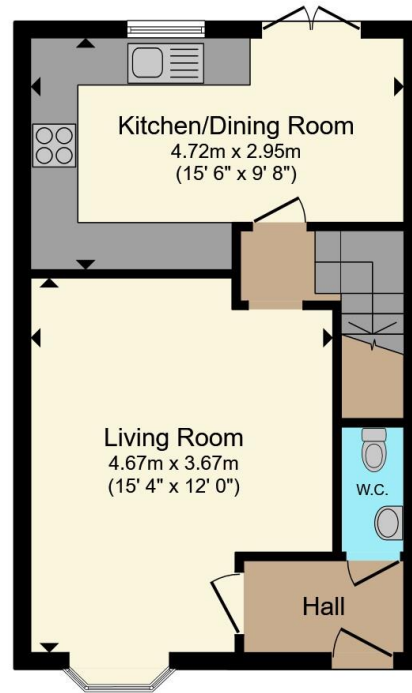
## Rear Garden

Mainly laid to lawn with deck and patio area. Shed. Gate.

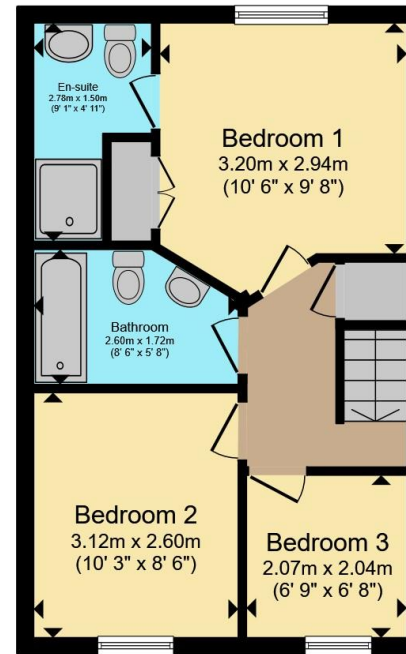








**Ground Floor**



**First Floor**

Total floor area 74.6 m<sup>2</sup> (803 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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82 High Street Stony Stratford  
MILTON KEYNES MK11 1AH

EPC Rating: Awaited  
Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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