



To arrange a viewing  
please call 01908 675747

TWO DOUBLE BEDROOM home with a MODERN KITCHEN, large living room, MODERN BATHROOM and a GOOD SIZED PRIVATE REAR GARDEN....

In further detail this two bedroom terraced home briefly comprises of an entrance hall, downstairs cloakroom, modern kitchen with appliances and a large living room with storage. To the first floor there is two double bedrooms and a modern family bathroom.

Other benefits include two allocated parking spaces and a good sized private rear garden.

This property is offered unfurnished and is available end of July. EPC Rating: TBC

6 month minimum tenancy  
Council Tax Band B  
Deposit is equivalent to 5 weeks rent

- Two Double Bedrooms
- Modern Kitchen
- Two Allocated Spaces
- Modern Bathroom
- Available End Of July
- Private Rear Garden

#### LOCATION: WOLVERTON

The River Ouse, Grand Union Canal and links to Ouse Valley Park make Old Wolverton popular for walking, boating and fishing. Wolverton provides restaurants, cafes and pubs, a library, shops and a variety of services including a post office, chemist, opticians, supermarket and several specialist stores. There are also a number of Schools covering the Wolverton and Stony Stratford areas.

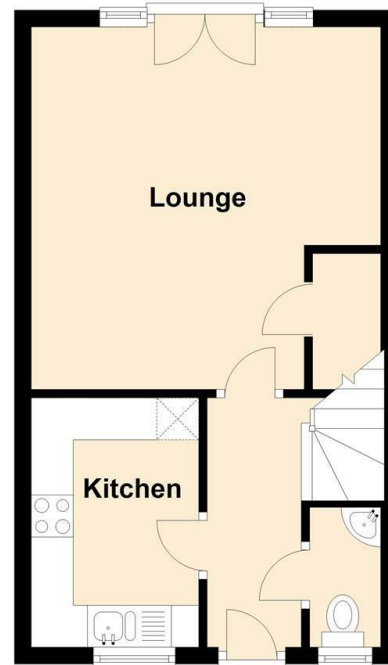


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**Ground Floor**

Approx. 30.8 sq. metres (331.3 sq. feet)



Total area: approx. 61.6 sq. metres (662.5 sq. feet)



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

**Draft Details**

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

**Mortgage Information**

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

**Property Valuations**

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

**Viewing Arrangements**

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

