



To arrange a viewing  
please call 01908 675747

This WELL PRESENTED FAMILY home benefits from a MODERN LOUNGE with BAY FRONTED WINDOWS, OPEN PLAN KITCHEN DINER with FRENCH DOORS leading to a PRIVATE REAR GARDEN, EN SUITE to MASTER BEDROOM, DOWNSTAIRS CLOAKROOM, plus OFF ROAD PARKING for ONE VEHICLE

- Modern Lounge with Bay Windows
- Downstairs Cloakroom
- En Suite to Master Bedroom
- Private Rear Garden
- Quiet Cul-De-Sac Location
- Walking Distance to Wolverton High Street and Rail Station

#### LOCATION: WOLVERTON

Wolverton itself provides restaurants, cafés 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. In addition the property is a short walk from Wolverton swimming pool, leisure centre and Rail Station providing easy access to both Birmingham New Street and London Euston respectively.

#### ENTRANCE HALL

#### DOWNSTAIRS CLOAKROOM

#### LOUNGE

14'0" x 12'1"

#### KITCHEN/DINER

15'6" x 11'6"

#### LANDING

#### MASTER BEDROOM

11'5" x 10'5"

#### EN SUITE

#### BEDROOM TWO

10'6" x 8'9"

#### FAMILY BATHROOM

#### BEDROOM THREE

6'10" x 6'9"

#### PRIVATE REAR GARDEN

#### ALLOCATED OFF ROAD PARKING

#### TENURE

Freehold

#### NOTICE

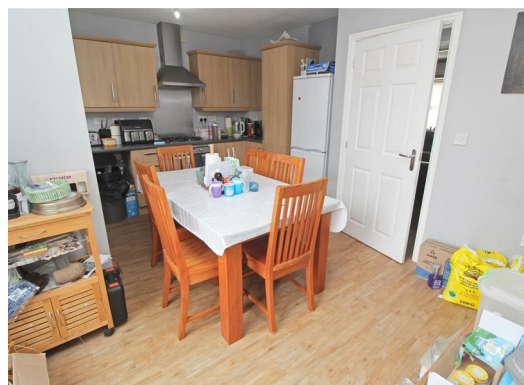
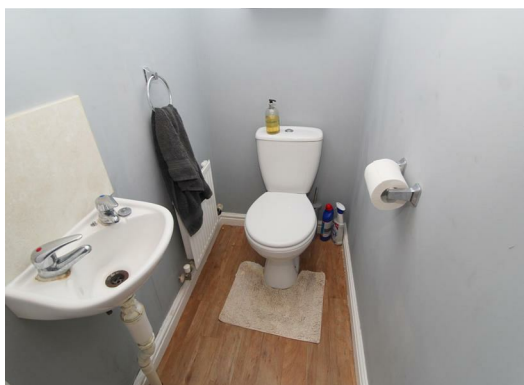
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and



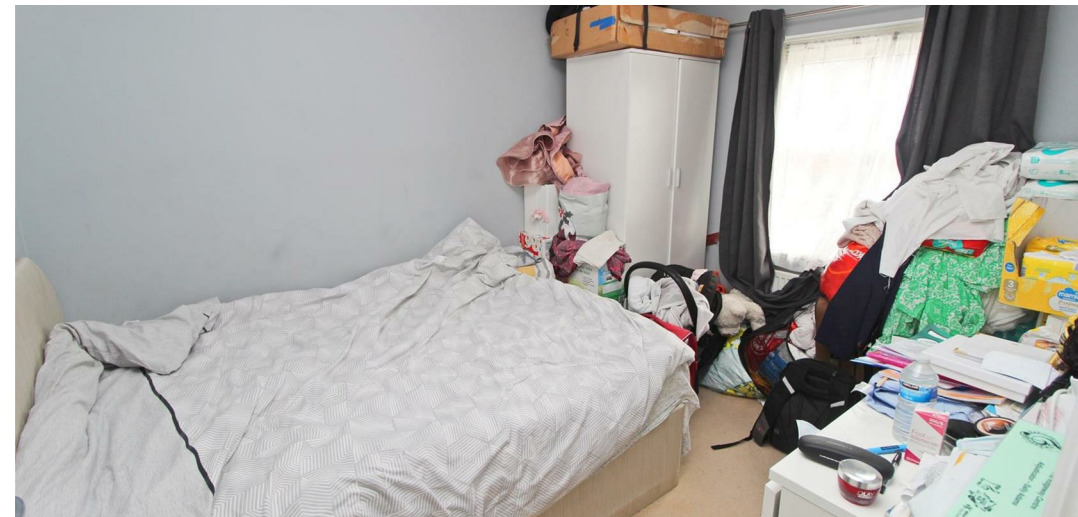
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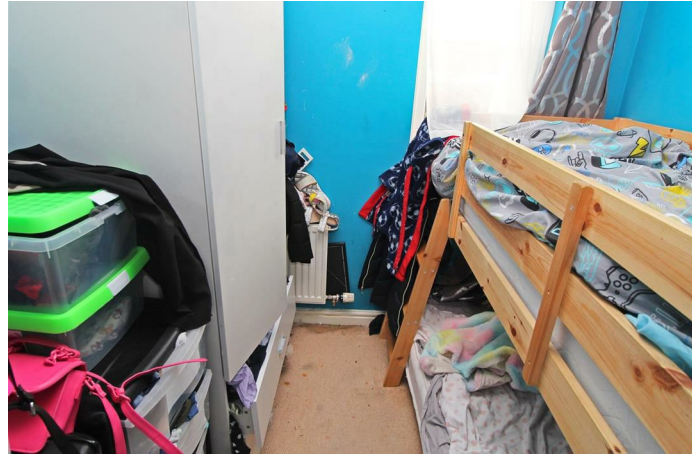
although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



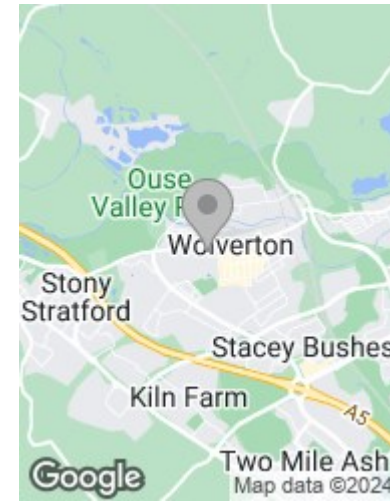
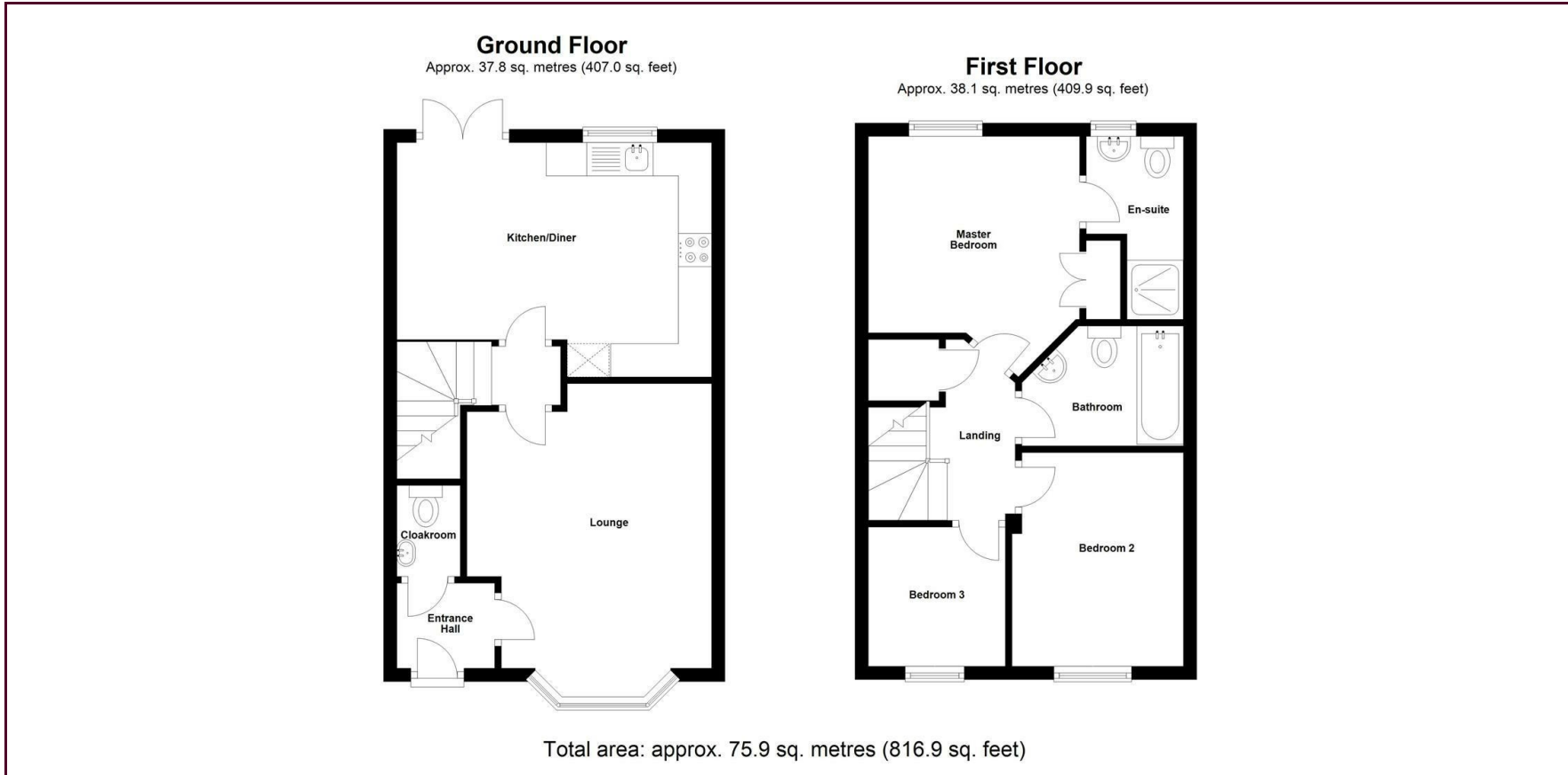
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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

