



To arrange a viewing
please call 01908 675747

Nestled in the charming Trevelyan Way, Old Wolverton, Milton Keynes, this delightful detached house is a gem waiting to be discovered. Boasting a cosy reception room, a comfortable bedroom, and a sleek bathroom, this property is perfect for those seeking a snug abode to call their own.

This modern home features an open plan living space that is both inviting and versatile. Imagine relaxing on your private balcony, sipping a cup of tea while enjoying the fresh air. With driveway parking for one vehicle, and an additional storage room, convenience is at your doorstep.

Located within walking distance of Wolverton Rail Station, commuting is a breeze for those working in the city. This property is not only an ideal first home for those starting their property journey but also a fantastic investment opportunity for those looking to expand their portfolio.

Don't miss out on the chance to make this charming house your own - book a viewing today and step into the world of comfortable and convenient living.

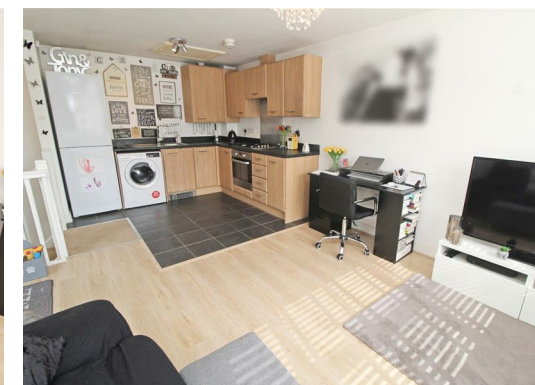
In further detail, this property comprises of an entrance hall, bedroom and bathroom to the ground floor. The first floor holds a modern interior spacious lounge/diner/kitchen with a balcony. To the front is the driveway with parking for one vehicle.

Energy Efficiency Rating: B.

- Detached Home
- Open-Plan Living Space
- First Floor Balcony
- Driveway Parking
- Outside Store Room
- Close Proximity To Wolverton Train Station

LOCATION: OLD 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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ENTRANCE HALL

Stairs rising to first floor. Storage cupboard, doors to:

MASTER BEDROOM

11'4" x 12'1"

Double glazed window to front, radiator, built in wardrobe.

BATHROOM

6'4" x 5'10"

Fitted with a three piece suite comprising low level WC, wash hand basin with tiled splash backs and panelled bath with stainless steel mixer tap and separate wall mounted shower, extractor fan, radiator.

OPEN PLAN LIVING

18'9" x 11'6"

BALCONY

DRIVEWAY

STORE ROOM

Outside storage cupboard, with water butt and bike store.

TENURE

Freehold

We have been advised that there is an estate charge payable of just £21.26 PCM which pays for routine maintenance of the local green spaces and communal areas

NOTICE

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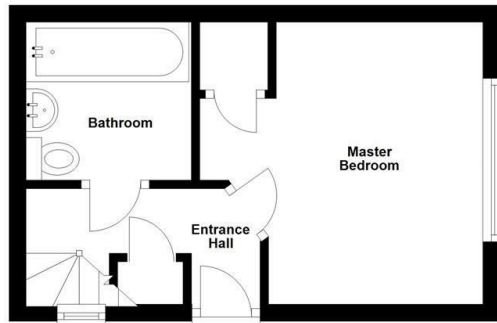
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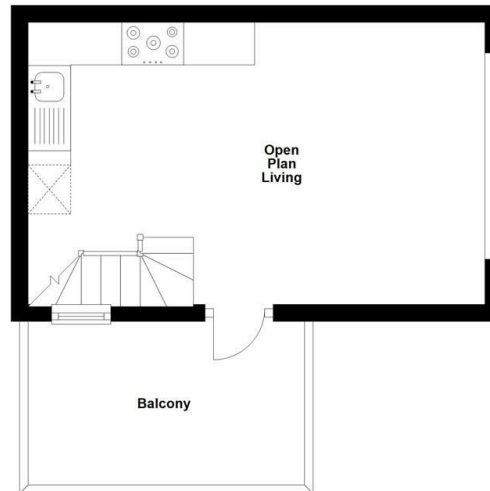
Ground Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



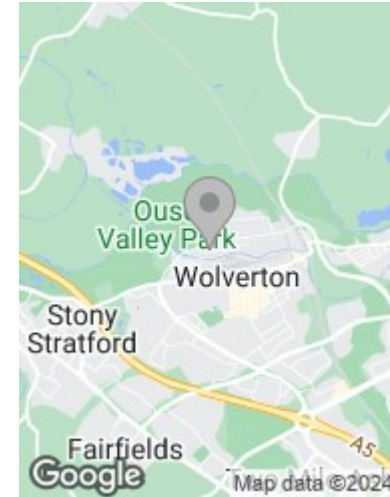
First Floor

Approx. 20.2 sq. metres (217.4 sq. feet)



Total area: approx. 37.9 sq. metres (407.6 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(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	

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

