



Old Wolverton Road, Milton Keynes, MK12 5NL



**2 Wharfside Cottage Old Wolverton
Road
Old Wolverton
Milton Keynes
MK12 5NL**

£345,000

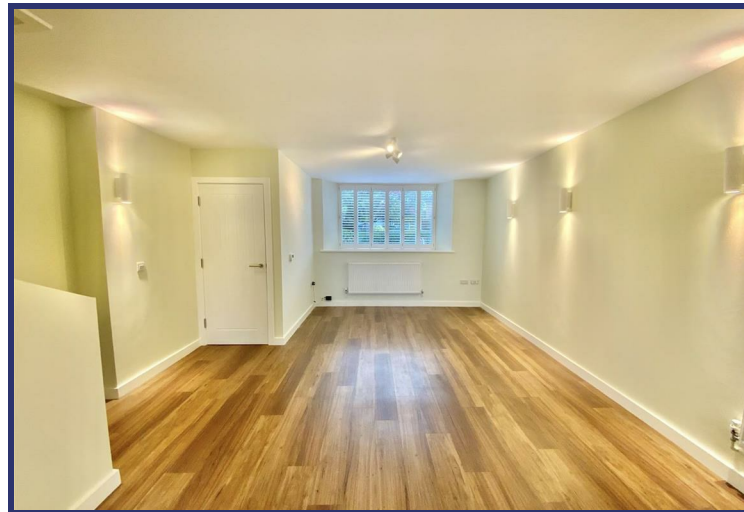
An attractive stone built canal wharf-side cottage which has been thoughtfully extended and renovated in recent times, with a stylish and modern interior.

As the name suggests, the cottage is situated just a few metres from the Grand Union Canal to one side, and to the other, picturesque parkland designated an ancient monument, giving some fabulous countryside views.

The property has been both extended and renovated in recent times, offering a modern interior with a hall, cloakroom, large open plan living space, and a fitted kitchen dining room. On the first floor, two bedrooms and a modern bathroom. Outside is a rear garden and a driveway for 2 cars with an electric car charger.

The great location gives instant access to miles of countryside and canal-side walks, a canal-side pub, and is within comfortable walking distance of extensive shopping facilities in Wolverton, along with the railway station, leisure center and is a comfortable countryside walk to Stony Stratford.

- Renovated & Extended Stone Cottage
- Next to Canal & Parkland
- Walking Distance of Shops & Station
- Modern Interior & Fittings
- Living Room
- Kitchen/ Dining Room with Appliances
- Bi-fold Doors Opening to Garden
- Driveway & Electric Car Charger
- Great Location
- CHAIN FREE





Ground Floor

A composite front door opens to the entrance hall, which has Karndean flooring which runs throughout the ground floor, doors to the cloakroom and living room.

The cloakroom has a suite comprising a WC, wash basin, and a window to the side.

A large living room has a triple glazed window to the front with window shutters, stairs to the first floor, feature wall lighting and is open to the kitchen/dining room.

The kitchen/dining room has a dining area with triple bi-fold doors opening to the rear garden and the kitchen area has a range of units to floor and wall levels with worktops, central Island with breakfast bar and a range of integrated appliances to include an electric hob, electric oven, fridge/freezer, dishwasher and a washer dryer .

First Floor

The landing has a window to the side and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a double glazed window with a view over the sedum green roof to far reaching countryside beyond. The land to the immediate rear is a designated ancient monument and therefore protected land. Access to the loft and built in wall lights

Bedroom 2 is located to front.

The bathroom has a white suite comprising WC and wash basin built into a vanity unit, and a bath with mixer tap shower over, tiled walls and a window to the rear.

Outside

Rear garden has a timber deck and the remainder is laid to lawn with some immature birch trees and enclosed by fencing . Side gate access.

Parking & Electric Car Charger

There are two parking spaces to the immediate rear of the garden - in tandem, plus an electric car charger.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

Location - Old Wolverton

Old Wolverton located between the historic coaching town of Stony Stratford and the railway town of Wolverton. It is within a comfortable walk, or a short cycle of extensive facilities such as the attractive and diverse High Street of Stony Stratford, and shopping facilities in Wolverton to include a 24 hour Tesco and the main line railway station in Wolverton. The superb new swimming pool and health centre in Wolverton is just less than a mile away. For those that enjoy outdoor pursuits just across are miles of public walks along over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony. The Grand Union Canal also runs through Old Wolverton. Central Milton Keynes is approximately 3.5 miles by road with its large indoor shopping centre, and mainline station to London with the fastest train just 30 minutes to Euston. All references to distance are approximate.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

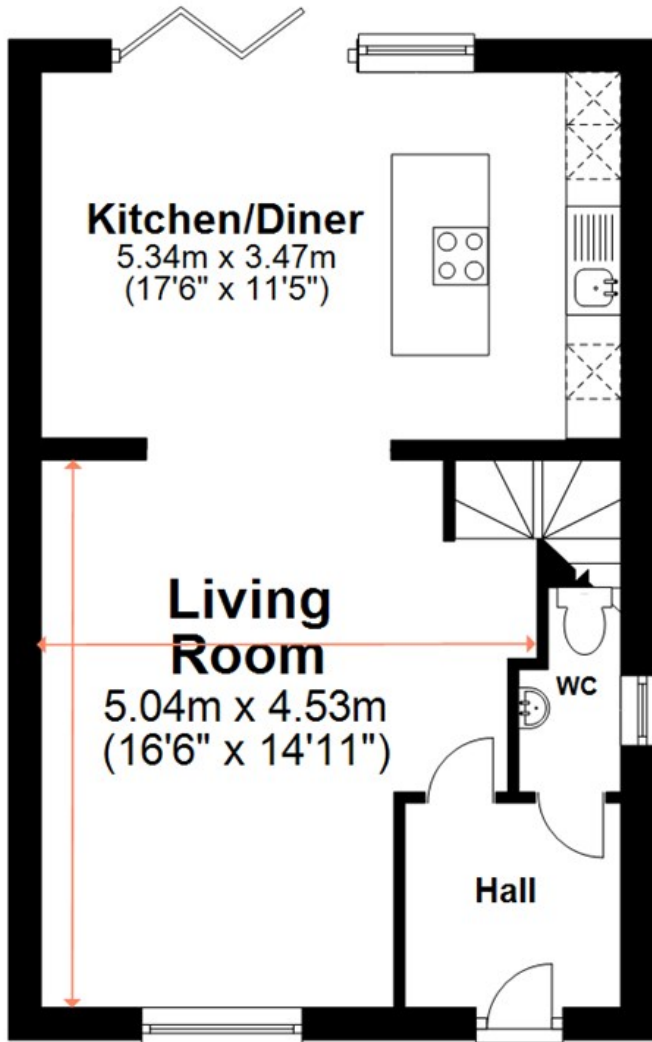
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





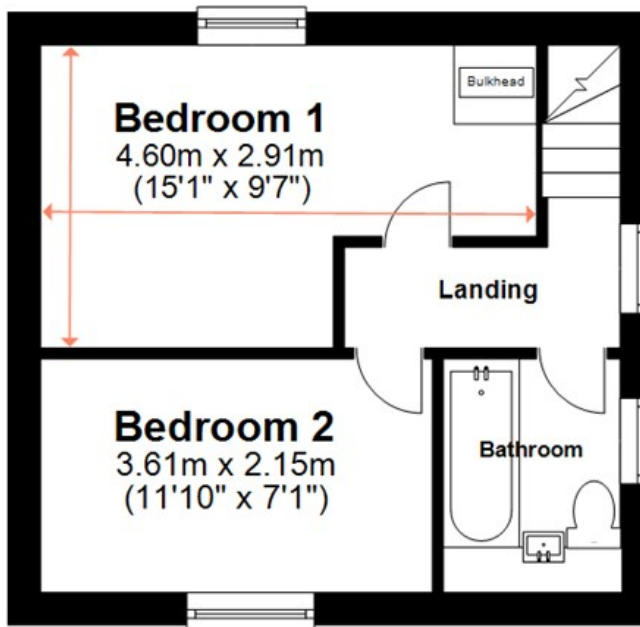
Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



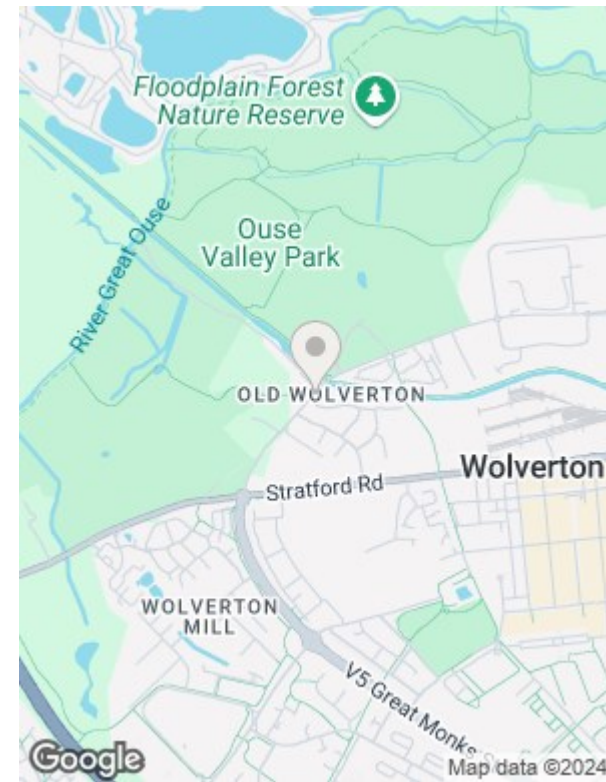
First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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

