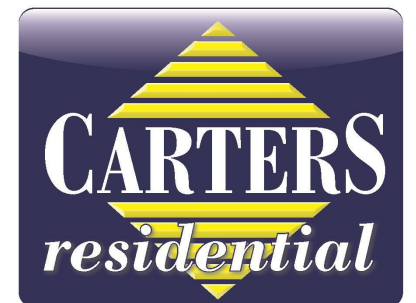




Longville, Milton Keynes, MK12 5PJ



38 Longville
Old Wolverton
Milton Keynes
MK12 5PJ

£300,000

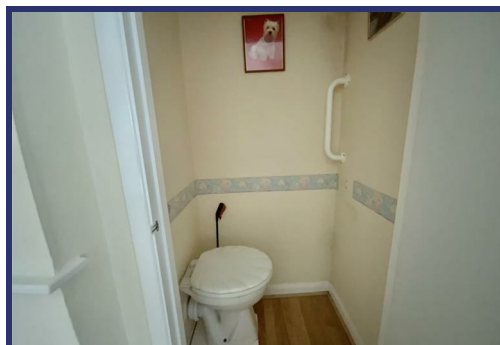
An extended 3 bedroom semi detached house with large garage and gardens - all of which requires updating.

The property is located on this sought after development and comprises; an entrance hall, L' shaped living room, kitchen, dining room extension and a ground floor bathroom. On the first floor there are 3 bedrooms – the master bedroom has an en-suite cloakroom and a shower cubicle installed. Outside the property has gardens to the front and rear which require attention, a driveway and a large garage.

It is located on the popular Galleon development which just a short walk to the Grand Union Canal, and a comfortable walk to Wolverton town centre and railway station.

Offered for sale with no onward chain

- Extended Semi Detached House
- 3 Bedrooms
- Ground Floor Bathroom
- Lounge/Dining Room
- Extended Dining Room To the Rear
- Front Garden
- Longer Than Average single Garage
- Parking For Several Cars
- Walk to Wolverton Station, Shops, and leisure Centre
- No Onward Chain





Ground Floor

A front door opens to a hall which has stairs to the first floor and doors to the living room and bathroom.

The L-shaped living room has a feature fireplace, patio doors opening to the dining room and a door to the kitchen.

The kitchen has units to floor and wall levels, a sink and space for some appliances. Window to the side and open to the dining room.

The dining room is an extension to the rear with French doors opening to the rear garden and a further door to the rear garden.

The bathroom has a suite comprising WC wash basin and bath. Window to the side.

First Floor

The landing has access to the loft, window to the side and doors to all bedrooms.

Bedroom 1 is a double bedroom located to the front with two windows, a shower cubicle located in the corner of the room, a storage cupboard and a small en-suite cloakroom with WC.

Bedroom 2 is a double bedroom located to the rear with an airing cupboard.

Bedroom 3 is a single bedroom located to the rear.

Gardens

Outside the property has a block paved driveway and a front garden which is overgrown and requires attention. Side gated access leads to further block paved driveway and parking.

The rear garden is block paved and overgrown requiring attention. A good size garden running to a point at the far end.

Garage

Longer an average single garage of pre-fabricated concrete construction, with up and over door and side pedestrian door.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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 undertake 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

Location - Old Wolverton

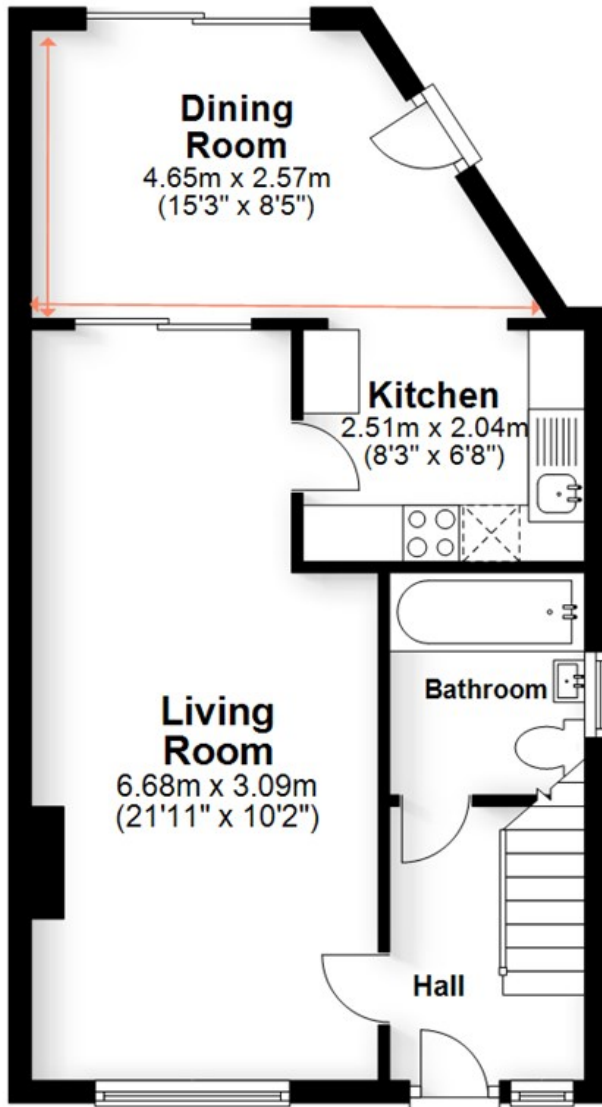
Old Wolverton located between the historic coaching town of Stony Stratford and the railway town of Wolverton. It is within a comfortable walk, or a short cycle of extensive facilities such as the attractive and diverse High Street of Stony Stratford, and shopping facilities in Wolverton to include a 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.

Disclaimer

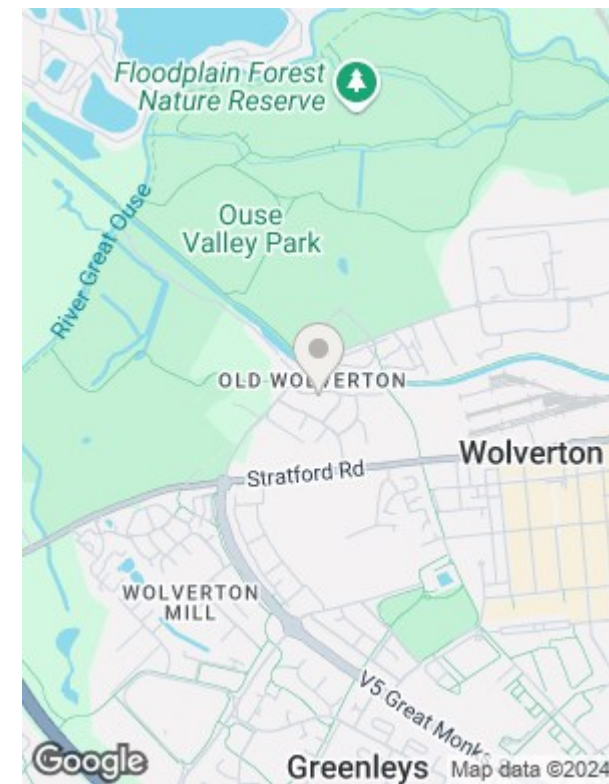
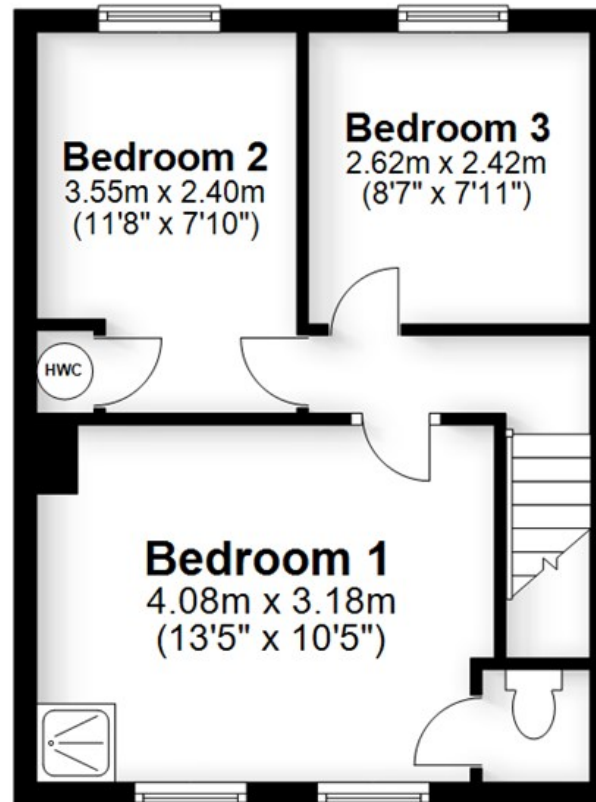
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY

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.



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	

