



Oxford Street, Wolverton, MK12 5HP





9 Oxford Street  
Wolverton  
Milton Keynes  
MK12 5HP

£375,000

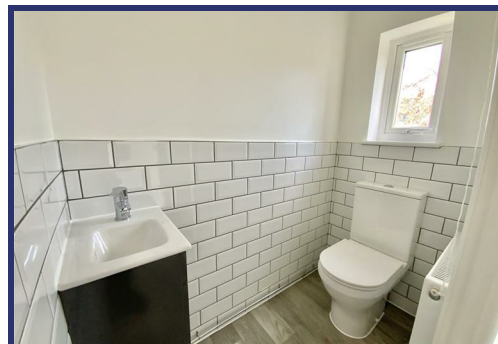
**A beautifully presented and renovated Victorian house with 2 reception rooms, a large kitchen and 3 bedrooms, located close to shops and the railway station.**

The property has been extensively renovated and offers accommodation set on two floors comprising; an entrance hall, lounge and dining areas, a large kitchen/breakfast room with a range of appliances, utility room, cloakroom and cellar. On the first floor there are 3 bedrooms and a new bathroom.

The house has been comprehensively renovated with some of the improvements to include rewiring re-plastering, new central heating, new windows & doors, new kitchen and bathroom fittings, decorated throughout and new carpets and floor coverings.

A fabulous home which must be seen, and within a short walking distance of extensive shops, schools and the railway station.

- Program of Extensive Renovation Just Completed
- 2 Reception Rooms
- Large Fully Fitted Kitchen/ Breakfast Room with Appliances
- Utility Room, Cloakroom & Useful Cellar
- 3 Bedrooms
- New First Floor Bathroom
- New Full Central Heating System
- Re-wired, Re-plastered, Fully Decorated
- Close to Schools, Shops & Station
- VACANT - CHAIN FREE SALE





### Ground Floor

A new front door opens to an entrance hall which has stairs to the first floor and door to the lounge/dining room.

The lounge/dining room has a lounge area to the front with. A sliding sash double glazed window, and a dining area to the rear overlooking the rear garden. Door to the kitchen/breakfast room.

The heart of this home is the large kitchen/breakfast room which has been refitted with a brand-new range of units to floor and wall levels, extensive worktops, cupboards and drawers. Inset one and a half bowl sink unit and integrated appliances to include a gas hob, extractor hood, double oven, fridge/freezer and a dishwasher. The breakfast area has a bay window offering space for a dining table. Doors lead down to the Cellar and to the utility room at the rear. The utility room has a cupboard housing the new gas central heating boiler and patio doors open to the rear garden.

A cloakroom has a WC and wash basin with vanity unit, tiled walls and a window to the rear.

### First Floor

A landing has a storage cupboard, access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with two sliding sash UPVC double glazed windows.

Bedroom 2 is a double bedroom located to the rear with a cast iron fireplace.

Bedroom 3 is located to the rear.

The bathroom has a brand-new suite comprising WC, wash basin with vanity unit and a bath with mixer tap and shower over. Part tiled walls and a window to the side.

### Outside

The rear garden is enclosed by fencing and brick walls and has access from the service road at the rear. It will be laid with some paving, gravel areas and uncultivated ready for landscaping of your own choice. It offers a flexibility to have parking to the rear, or instead a slightly larger garden. An early reservation may give to buyer influence over the final arrangement.

### Cellar

Steps lead down from the kitchen/breakfast room to a large Cellar with good head height, making a useful storage area or offering the scope to convert into accommodation subject to any necessary consent.

### Summary of Extensive Renovations

Re-plastering to the majority of the property.  
Complete new wiring installation.  
Complete new plumbing installation.  
New full central heating system.  
Brand-new Windows throughout.  
New kitchen and bathroom fittings.  
Repointing where necessary.  
Overhaul of the roof where necessary.  
New floor coverings throughout  
Decorated throughout.

### Floor Coverings

The property has brand-new carpets and lino floor coverings throughout.

### Heating

The property has full brand-new gas to radiator central heating, to include boiler, or pipework and radiators/valves.

### Windows

The property has brand new UPVC double glazed windows, with the majority of the main windows being in a sliding sash Victorian style to suit the style to suit the period.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

### Location - Wolverton

The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops . Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy out door pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

### Note for Purchasers

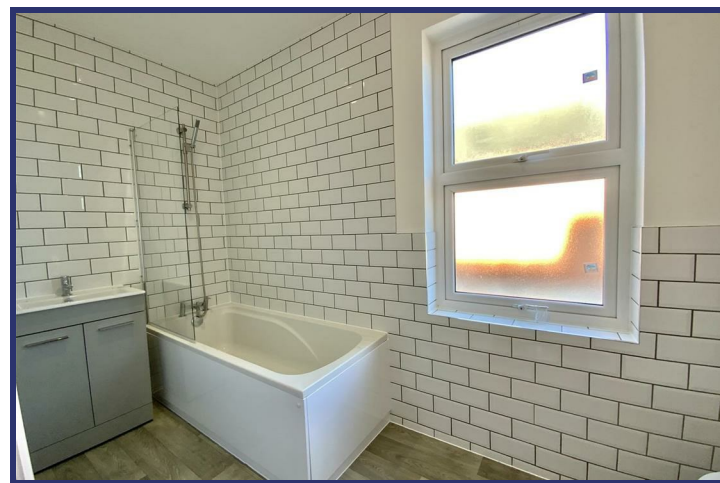
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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.

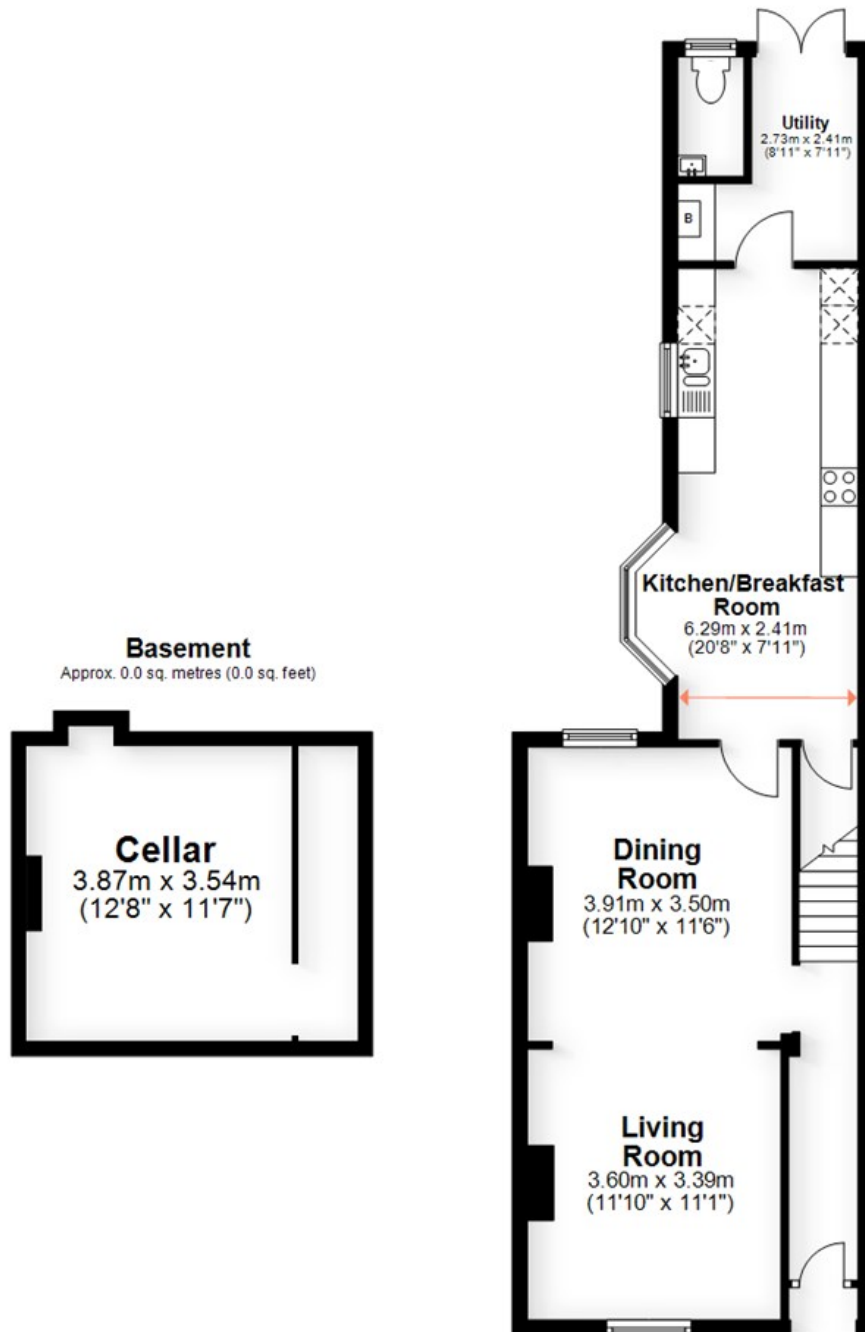






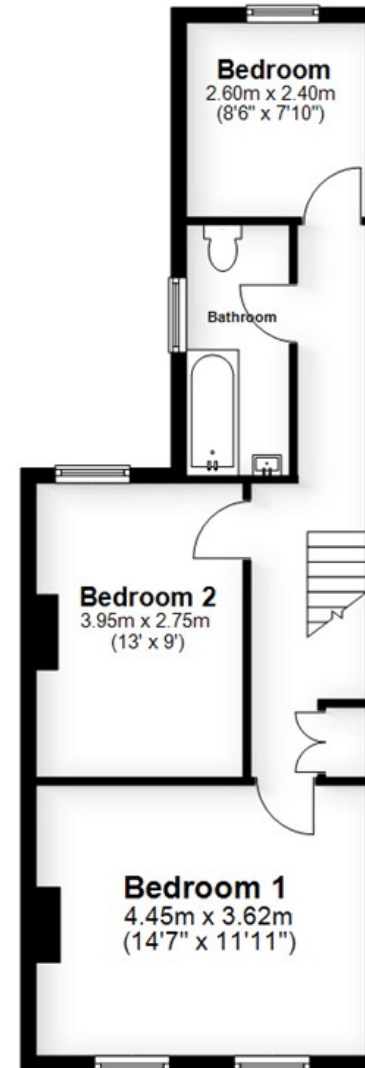
## Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



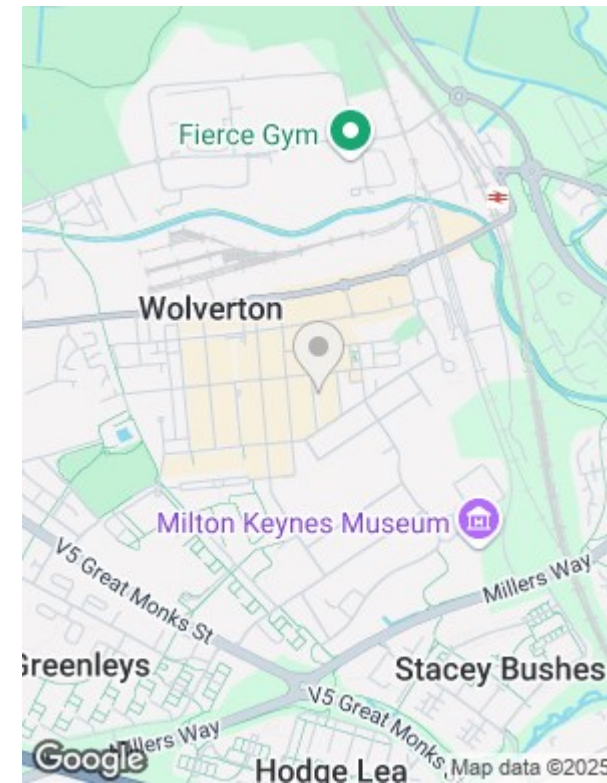
## First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 104.8 sq. metres (1127.6 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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

