



Mildmay Link, Milton Keynes, MK12 5GG



**10 Mildmay Link
Wolverton
Milton Keynes
MK12 5GG**

£380,000

A well presented three story 3–4 bedroom end of terraced townhouse, with parking, in a popular location close to many facilities.

The property has accommodation set on two floors comprising, on the ground floor, a hall, cloakroom, bedroom 4/ study and kitchen/ family/ dining room. On the first floor, a landing, living room and en-suite master bedroom and on the second floor a further landing, 2 double bedrooms and a bathroom.

Outside the property has gardens to the front and rear, driveway for two cars and the house is located just a short walk to the local shop, leisure centre with swimming pool and a comfortable walk of Wolverton town centre with extensive shops, cafes and restaurants and the mainline railway station to London Euston and the North.

- End Terrace Town House
- 3-4 Bedrooms (3 Double)
- Master Bedroom with En-suite
- Open Plan Kitchen/ Dining/ Family Room
- First Floor Living Room
- 2 Bath/ Shower Rooms + Cloakroom
- Ground Floor Study/ Bedroom 4
- Driveway for 2 Cars
- Closer Shop, School & Swimming Pool
- WALK TO THE STATION





Ground Floor

The front door opens to an entrance hall which has stairs to the first floor, a double sized cloak cupboard and doors to all rooms.

A cloakroom has a WC and wash basin.

The study/bedroom 4 has a window to the front.

A large open plan kitchen/ dining/ living room has a kitchen with a range of units to floor and wall levels, worktops and 1 1/2 bowl sink unit. Integrated gas hob, extractor hood, electric oven, fridge/freezer and dishwasher. Space for a washing machine, The rest of the room has plenty of space for a sofa, chairs and a dining table. French doors with glazed side panels open to the rear garden.

First Floor

The landing has stairs to the second floor and doors to bedroom one and and the living room.

The living room has two windows to the rear.

Bedroom 1 is a double bedroom located to the front with a range fitted wardrobes and drawers, two windows to the front and a door to the en-suite shower room. The en-suite shower room comprises a WC, wash basin with vanity unit and a double sized shower cubicle.

Second Floor

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

Bedroom 2 is a double bedroom located to the rear with a range fitted wardrobes and an airing cupboard. Two windows to the rear.

Bedroom 3 is a double bedroom located to the front with two windows.

Outside

The front garden is enclosed by iron railings and has paving and stones. A tarmac driveway to the side provides off-road parking for two cars. Side gated access leads to the rear garden.

The attractively landscape rear garden has a paved patio, steps lead up to some lawn and stocked beds. Enclosed by fencing. Garden shed.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

Location - Wolverton

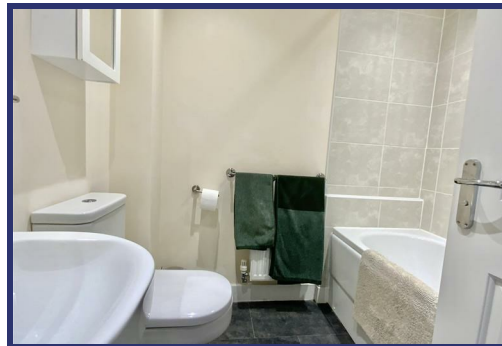
The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops . Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure 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.

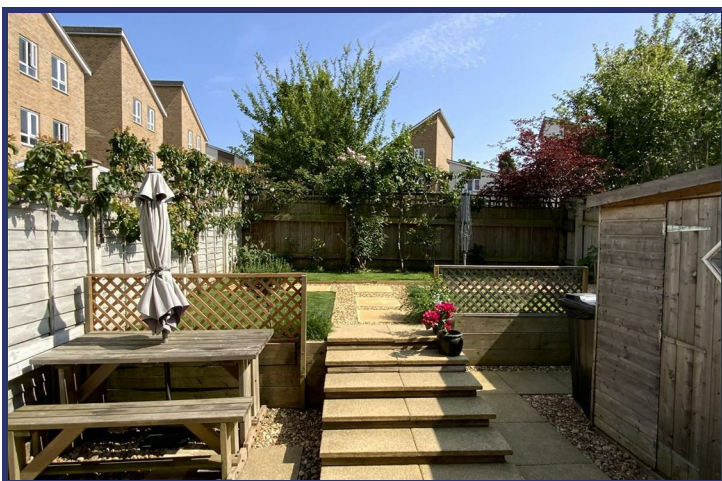
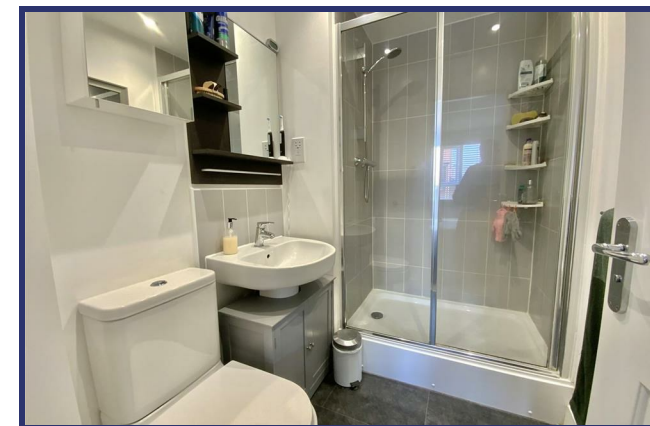
Note for Purchasers

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Disclaimer

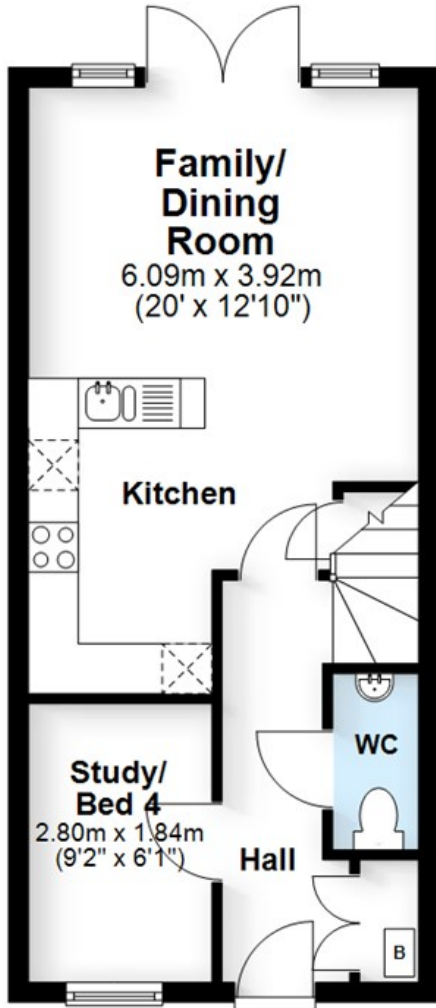
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





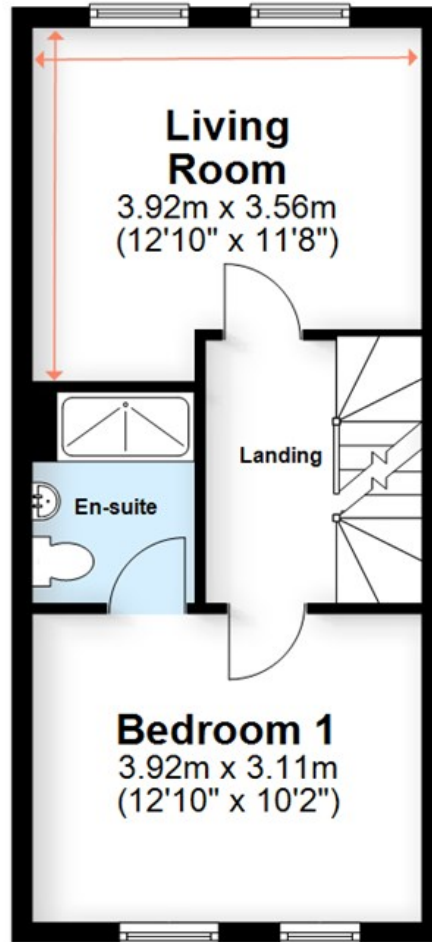
Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



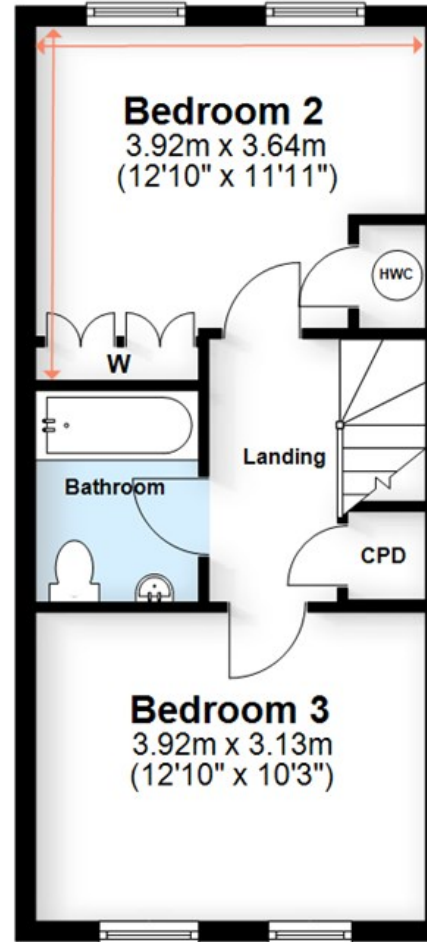
First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Second Floor

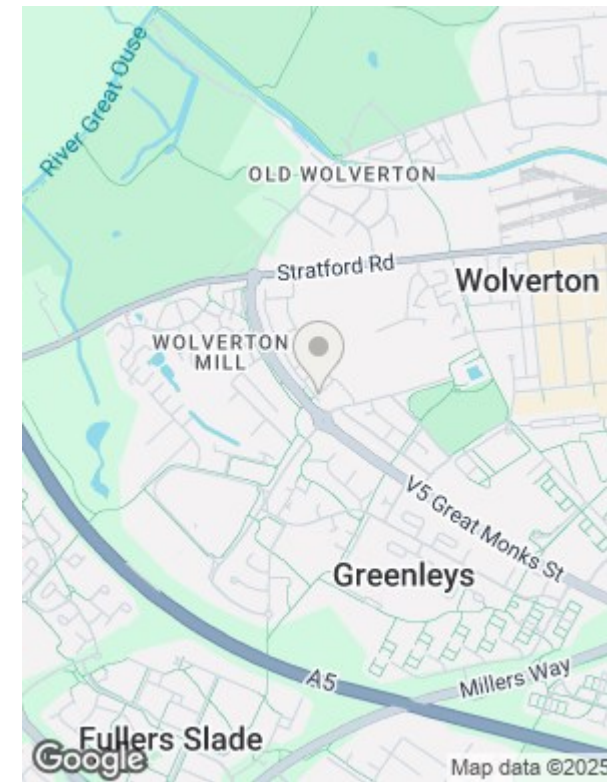
Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 107.3 sq. metres (1155.0 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 misstatement. 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.



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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	

