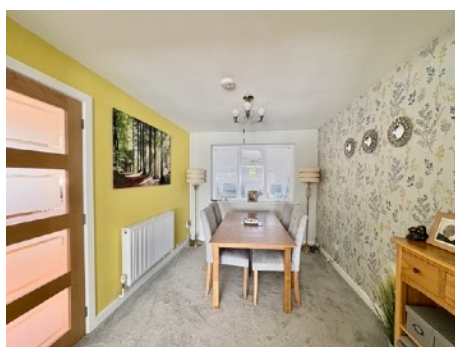




Good Choice are proud to offer for sale with NO UPPER CHAIN this beautifully presented and superbly maintained, extended, semi-detached property, situated in the popular area of Old Wolverton, near to local schools, amenities, pub, countryside, Wolverton high street and train station.

Accommodation includes an entrance porch, hall, WC, utility, living room, dining room, modern kitchen and study. To the first floor are three bedrooms and modern shower room. Outside to the front is a driveway for two cars, south east facing rear garden leading to a garage with additional parking at the rear. (A/100m2/M)



Key Features:

- BEAUTIFULLY PRESENTED
- EXTENDED - SEMI-DETACHED PROPERTY
- MODERN KITCHEN WITH FITTED APPLIANCES
- LIVING ROOM - DINING ROOM - STUDY - UTILITY & WC
- UNDER FLOOR HEATING (kitchen - utility - wc)
- THREE BEDROOMS & MODERN BATHROOM
- SOUTH EAST FACING REAR GARDEN
- DRIVEWAY FOR TWO AT THE FRONT WITH GARAGE AND ADDITIONAL PARKING TO THE REAR
- NEAR TO WOLVERTON HIGH STREET & TRAIN STATION
- NEAR TO LOCAL AMENITIES, PUB & COUNTRYSIDE
- COUNCIL TAX BAND C

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For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



Entrance Porch

Entered via a composite front door, hard waring flooring, double glazed window to the front, coat & shoe storage, under floor heating and glass panelled door to the hall.

Hall

Carpet, stairs to the first floor, cupboard, radiator, double glazed window to the side and doors to:

WC

2.12m x 1.09m (6'11 x 3'7)

Tiled floor and walls, dual flush WC, mounted hand basin with storage under, radiator, extractor, under floor heating and double glazed window to the front.

Utility

2.18m x 1.14m (7'2 x 3'9)

Vinyl flooring, base and wall units, worktop, space for a washing machine, velux window, extractor and under floor heating.

Kitchen

3.27m x 3.7m (10'9 x 12'2)

'Karndean' flooring, base and wall units, 'Corian' worktops, one and a half bowl sink, double electric oven/grill, induction hob, extractor, fitted dishwasher and fridge freezer, double glazed window to the side, velux window, LED under unit and plinth lights, glass panelled doors to the dining room and study. Under floor heating.

Dining Room

3.92m x 3.02m (12'10 x 9'11)

Carpet, window to the study, radiator and opening to the living room.

Living Room

3.3m x 2.6m (10'10 x 8'6)

Carpet, double glazed window to the front, radiator, satellite/TV point and opening to the dining room.

Study

2.04m x 4.71m (6'8 x 15'5)

Carpet, double glazed windows to the side and rear, double glazed French doors to the rear, window to the dining room and radiator.

First Floor Landing

Carpet, double glazed window to the side, loft access (ladder, light, boiler/water cylinder, part boarded storage) and doors to:

Bathroom

2.18m x 1.95m (7'2 x 6'5)

Vinyl flooring, shower cubicle, dual flush WC, mounted wash basin with storage under, radiator, tiled walls, double glazed window to the rear and extractor.

Bedroom 1

3.92m x 3.01m (12'10 x 9'11)

Carpet, double glazed window to the front and radiator.

Bedroom 2

3.3m x 3.01m (10'10 x 9'11)

Carpet, cupboard, double glazed window to the rear and radiator.

Bedroom 3

2.98m x 2.01m (9'9 x 6'7)

Carpet, double glazed window to the front, cupboard and radiator.

Rear Garden

South East facing, fence enclosed, mainly laid to lawn with large patio seating area, shrubs, borders, water tap, power point, shed (with power), greenhouse and access to the garage.

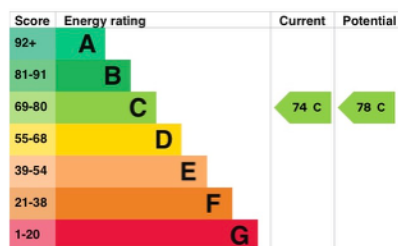
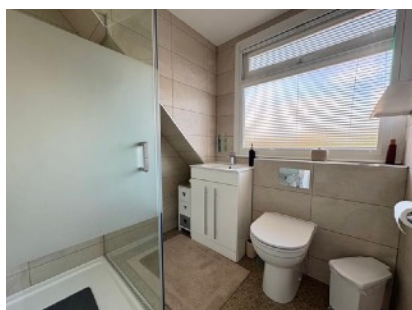
Front Garden

Block paved driveway for two cars, bin storage, power point, water tap and gated access to the rear garden.

Garage

5m x 2.7m (16'5 x 8'10)

Situated at the rear of the property with up and over garage door, light, power, water tap, window and door to the rear garden. Additional parking space in front of the garage.



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.