



**Connells**

Windsor Street  
Wolverton Milton Keynes



## Property Description

Situated in the sought after and historic area of Wolverton, this substantial four bedroom Edwardian end terrace home offers generous accommodation, a large garden, garage and parking, Presenting an excellent opportunity for buyers seeking a character property with scope to modernise.

The property boasts the spacious proportions and charm typical of the Edwardian era, including well sized rooms, high ceilings, and plenty of natural light throughout. Arranged multiple floors, the home provides four bedrooms and flexible living accommodation, making it well suited to growing families or those looking for additional workspace or guest rooms.

To the rear, the property benefits from a generous garden, offering plenty of outdoor space with potential for landscaping or entertaining. A garage and parking add further practicality, a valuable feature in this established residential location.

While the property would benefit from modernisation, it presents a fantastic opportunity for buyers to create a truly impressive family home.

Conveniently positioned close to local shops, Wolverton railway station and schools. The property also offers excellent transport links into Milton Keynes and beyond.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

A welcoming entrance hall with original floor tiles providing access to the ground floor accommodation, with stairs rising to the first floor. Spacious, practical and flooded with natural light.

## Lounge

13' 1" x 12' 6" ( 3.99m x 3.81m )

A comfortable and well sized reception room accessed from the hallway, featuring a large bay window to the front aspect allowing natural light to fill the space. Carpeted floor. The room flows through into the dining room.

## Dining Room

16' 5" x 13' 9" ( 5.00m x 4.19m )

A spacious dining area open to the lounge, creating a sociable and versatile living space. The room features a window to the side aspect allowing plenty of natural light, along with a characterful 1960's style fireplace as a focal point. Carpeted floor and a door that leads through to the conservatory .

## Kitchen

16' 5" x 9' 10" ( 5.00m x 3.00m )

Fitted with a range of wall and base units providing useful storage and workspace. The kitchen benefits from a large side window looking through to the conservatory, allowing natural light into the room and creating a bright and practical cooking area.

## Utility / Cloakroom

9' 10" x 3' 3" ( 3.00m x 0.99m )

A practical utility space providing additional storage space. The room benefits from a door leading to the rear garden as well as providing access to the conservatory, offering convenient access to the outdoor space along with a WC.

## Conservatory

19' 8" x 6' 7" ( 5.99m x 2.01m )

A bright and airy conservatory with part brick walls and multiple side windows allowing plenty of natural light. The space provides access to both the utility room and dining room, creating an additional reception area with views over the garden.

## Bedroom 1

16' 5" x 15' 1" ( 5.00m x 4.60m )

A spacious double bedroom featuring a large bay window to the front aspect allowing plenty of natural light and window to side aspect. The room also benefits from built in storage, providing practical space for wardrobes and belongings, and is finished with a carpeted floor.

## Bedroom 2

16' 5" x 10' 6" ( 5.00m x 3.20m )

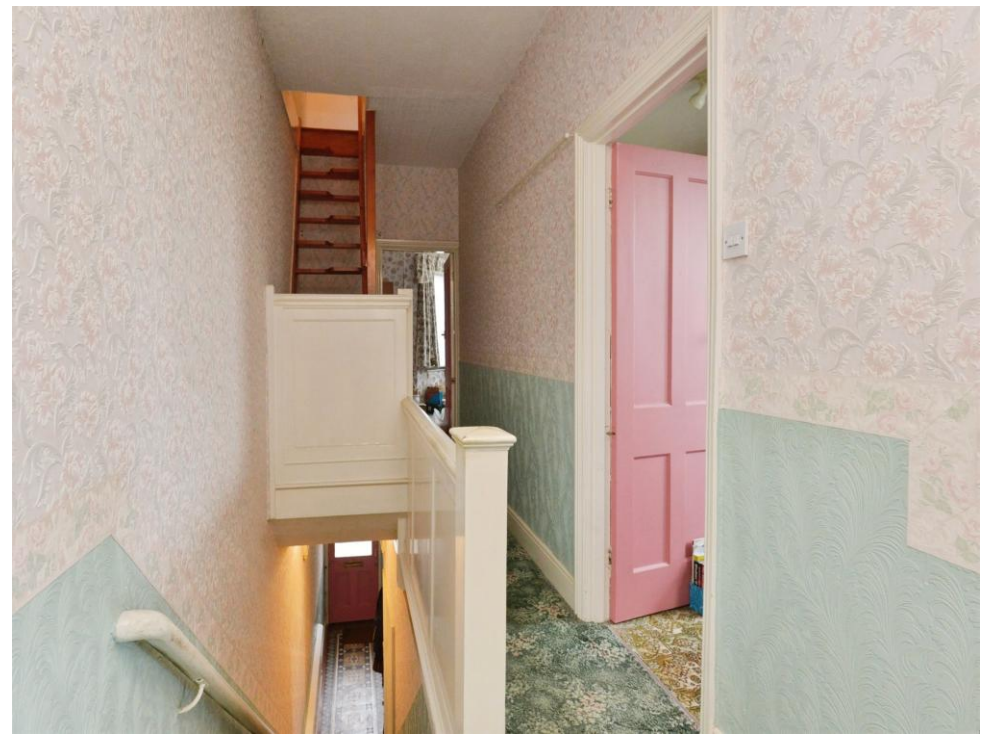
A well proportioned bedroom featuring windows to both the side and rear aspects, allowing plenty of natural light. The room has a radiator and built in storage cupboard and is finished with a carpeted floor.

## Bedroom 3

9' 10" x 7' 3" ( 3.00m x 2.21m )

Located on the first floor, this comfortable bedroom features a window to rear aspect allowing natural light. The space has carpeted floor, suitable for a bedroom or guest









**Total floor area 160.0 m<sup>2</sup> (1,722 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSD307720](http://connells.co.uk/Property/SSD307720)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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