Michael ANTHONY

Caledonian Road, New Bradwell

£325,000 Freehold



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£325,000

Ideally located within walking distance of Wolverton Train Station this three bedroom detached family home is offered to the market with many benefits including three reception rooms, kitchen, family bathroom with additional downstairs cloakroom and rear garden.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Door to lounge, door to dining room, stairs rising to first floor.

CLOAKROOM
Double glazed window to rear aspect. Low level w.c, sink with mixer tap attachment.

LOUNGE
Double glazed window to front aspect. Radiator, fireplace, doorway to dining room.

DINING ROOM
Double glazed window to rear aspect. Radiator, door to study, door to kitchen, door to storage cupboard.

STUDY
Double glazed window to front aspect. Glazed sliding door to garden.

KITCHEN
Double glazed window to rear. Door to garden, a range of eye level and base level units, one and half drainer sink with hot and cold taps attachment, oven and hob with extractor hood over, work surface areas, space for fridge freezer, door to utility area.

UTILITY AREA
Door to cloakroom, space for washing machine, wall mounted combi boiler.

LANDING
Doors to bedrooms and bathroom, door to storage cupboard with rail and shelving, access to loft space.

BEDROOM ONE
Two double glazed window to front aspect. Radiator, fireplace.

BEDROOM TWO
Double glazed window to front aspect. Radiator

BEDROOM THREE
Double glazed window to rear aspect. Radiator, fireplace.

BATHROOM
Double glazed window to rear aspect. Low level w.c, hand wash basin with mixer tap attachment, free standing bath, fully tiled shower cubicle, radiator, extractor fan.

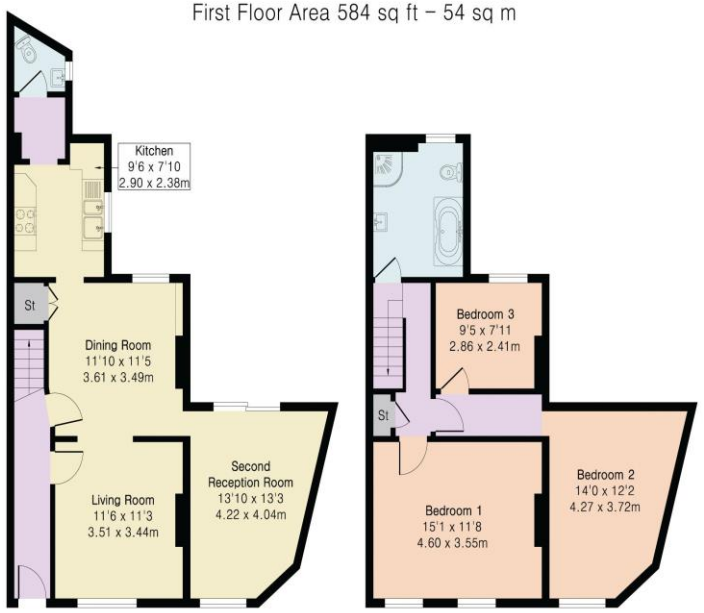
OUTSIDE

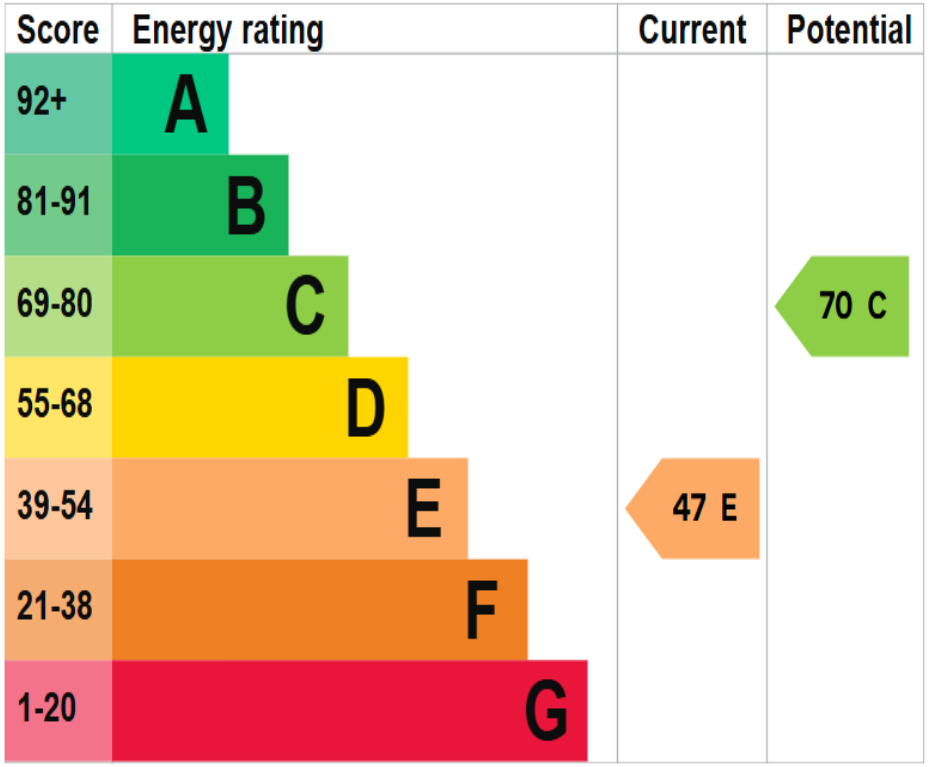
REAR GARDEN
Gate to side, surrounded by brick walls, shed to remain, outside light, paved patio, mainly shingled.

Approximate Gross Internal Area 1202 sq ft - 111 sq m

Ground Floor Area 618 sq ft – 57 sq m

First Floor Area 584 sq ft – 54 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Michael ANTHONY

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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