



Wolverson Road, Milton Keynes, MK11 1DW



98 Wolverton Road
Stony Stratford
Milton Keynes
MK11 1DW

£450,000

A 4 bedroom Edwardian end of terrace house with the benefit of a large garage/workshop and a south facing garden, within walking distance of the High Street.

The property has accommodation set over three floors comprising entrance hall, separate lounge and dining room, kitchen, utility room and cloakroom. On the first floor there are 3 double bedrooms and a bathroom. The second floor has a further double bedroom.

Outside the property has gardens to the front and rear (south facing rear) and there is a large garage/workshop.

The property is offered for sale with vacant possession and chain free. Early viewing is recommended to avoid disappointment.

- Edwardian End Terrace House
- 4 Double Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room
- First Floor Bathroom + Ground Floor WC
- Large Garage/ Workshop
- South Facing Garden
- Short Walk to High Street Facilities
- CHAIN FREE SALE





Ground Floor

A front door opens to the entrance hall which has stairs to the first floor, period mouldings and glazed doors to both reception rooms.

The living room, located to the front, has a feature stone fireplace and a bay to the front with UPVC double glazed sliding sash windows. Picture rail.

A dining room has a feature fireplace incorporating a gas fire, and a period cupboard and drawers built into the chimney breast recess. Picture rail. Sliding sash UPVC double glazed window to the rear, and a door to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include gas hob, extractor hood, double oven and a dishwasher. Understairs cupboard, tiled floor, and a window to the side. A utility area has further matching kitchen units, worktops and sink. Space for washing machine and tumble dryer. Window to the rear. A door leads to a small rear lobby which has a door to the rear garden and the cloakroom.

The cloakroom has a WC and a window to the rear.

First Floor Landing

The landing has a space saver staircase to the second floor, and period panel doors to all rooms.

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

Bedroom 2 is a double bedroom located to the side with a UPVC double glazed sliding sash window.

Bedroom 3 is a double bedroom located to the rear with a UPVC double glazed sliding sash window and an airing cupboard.

The bathroom has a modern white suite comprising WC, and wash basin built into a vanity unit, and a shower bath with shower and glass screen over. Window to the side and tiled walls.

Second Floor

There is rise to a small landing with skylight window and a door to bedroom 4.

Bedroom 4 is double bedroom with a vaulted ceiling line with some restricted headroom, and skylight windows to the front and rear.

Gardens

A small walled front garden has a pathway to the front door.

The south facing rear garden has paved patios and pathways, lawns and stocked beds and borders. Side gated access.

Garage/ Workshop

A large brick built garage/workshop with up and over door, plenty of space for parking a car as well as storage and workshop area. Window and rear access door from the garden.

Heating

The property has gas to radiator central heating.

Windows

The property has UPVC double glazed windows, the majority of which are in a sliding sash style, complete with horns, to match the original windows.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

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.



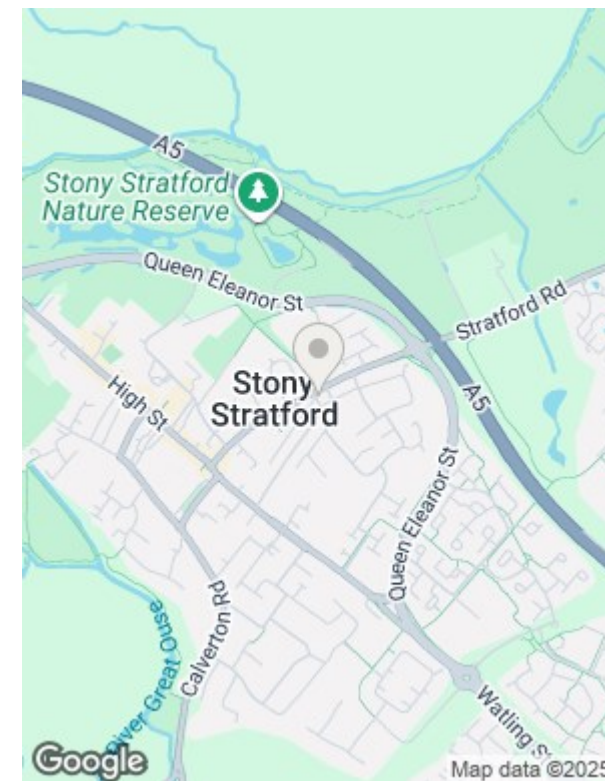




Total area: approx. 143.7 sq. metres (1546.5 sq. feet)

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

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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		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

