



**Aylesbury Street, Wolverton, Milton Keynes, MK12**

Milton Keynes

Guide Price  
**£260,000**

Bedrooms: | Bathrooms: | Receptions:  
3 | 1 | 2

Council Tax Band: B

Tenure: Freehold

Property Type: Terraced House

- Being Sold by EXP UK Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Located in Wolverton, Milton Keynes close to local amenities
- Previously operated as a HMO with potential to be used as one again subject to application
- Flexible layout allowing two double bedrooms and two single bedrooms
- Strong investment potential with an estimated rental income of £32,400 per annum
- Arranged over three levels including a basement
- Large rear garden with useful alleyway access
- Approximately eleven minute walk to Wolverton train station with direct links to London Euston
- Ideal for first time buyers, first time investors or experienced HMO investors
- EG1332



ETHAN GAULTER



EG1332

Located in the heart of Wolverton, Milton Keynes, this chain free three bedroom mid terraced house offers a strong blend of residential appeal and investment potential, making it ideal for first time buyers, first time investors or experienced HMO investors.

The property has previously been run as a house in multiple occupation and subject to the relevant application and approvals, could be used as a HMO again. The flexible layout allows the accommodation to be configured as two double bedrooms and two single bedrooms, creating an excellent opportunity for investors seeking a high yielding rental property in Milton Keynes.

Based on conservative rental assumptions, the property could achieve an estimated annual rental income of £32,400, with single bedrooms rented at £600 per calendar month including utilities and double bedrooms rented at £750 per calendar month including utilities. This makes the property particularly attractive to buy to let investors and those entering the HMO market.

The accommodation is arranged over three levels including a basement and provides well proportioned and adaptable living space throughout. The ground floor offers two reception rooms, one of which is currently labelled as Lounge on the floorplan but can also be utilised as a second double bedroom if required, alongside a fitted kitchen and family bathroom. The first floor comprises the main bedroom and two further bedrooms, while the basement provides additional usable space suitable for storage or further accommodation subject to requirements.

Externally, the property benefits from a generous rear garden with the added advantage of rear alleyway access, a feature that is highly desirable for both owner occupiers and tenants.

The location is a key selling point, being less than a two minute walk to local shops, cafes and restaurants, and approximately an eleven minute walk to Wolverton train station, offering direct rail links to London Euston. This makes the property particularly appealing to commuters and professional tenants.

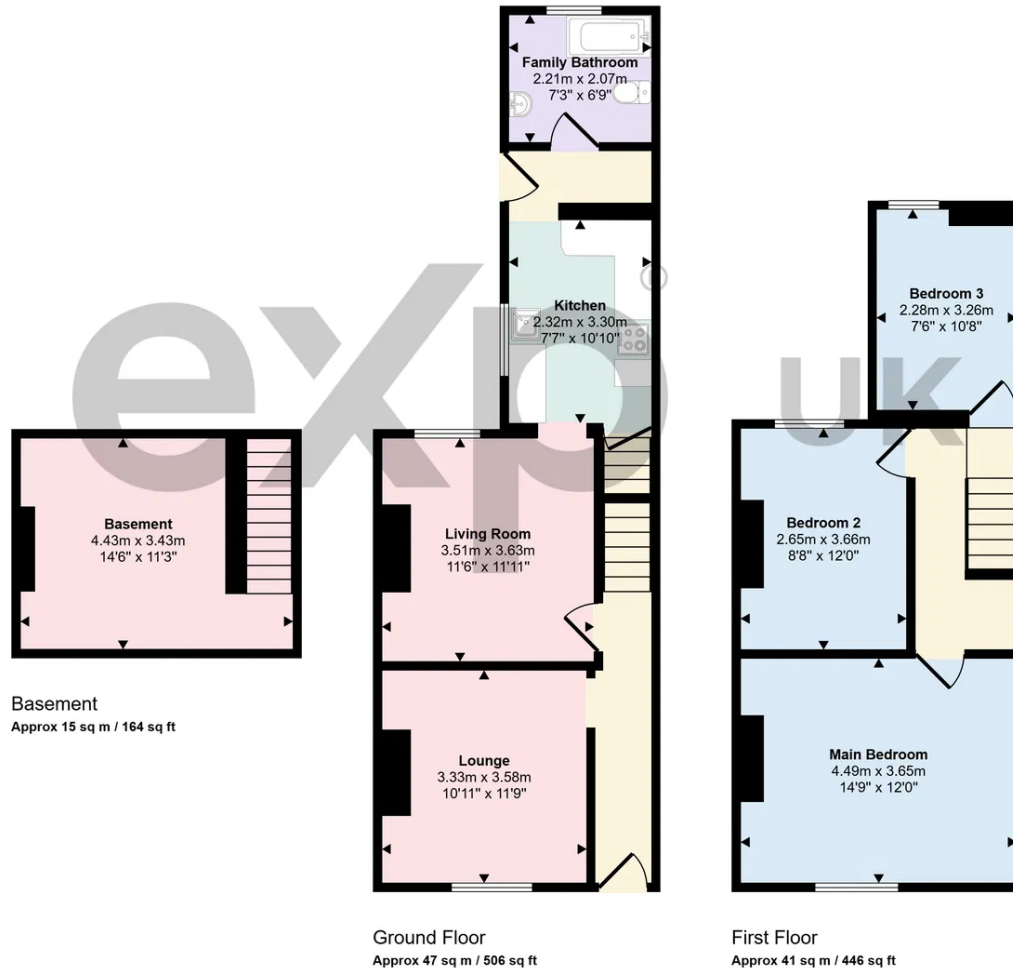
For first time buyers, the home offers generous space, excellent local amenities and strong transport links. For investors, the property delivers flexibility, proven HMO history and an attractive potential return, all offered with no onward chain.

#### Property Photo Disclaimer:

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. The owners have assured ourselves as the agent that the floorboards will be repainted in preparation for completion. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit.



Approx Gross Internal Area  
104 sq m / 1115 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ethan Gaulter  
Local Estate Agent  
01908 464 950  
Ethan.Gaulter@exp.uk.com  
<https://ethangaulter.exp.uk.com>

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