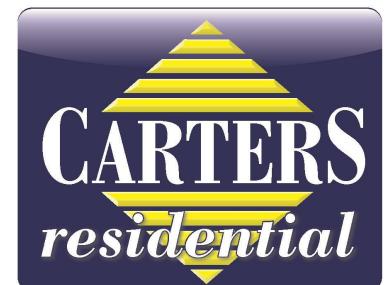




Southern Way, Wolverton, MK12 5EH



83 Southern Way
Wolverton
Buckinghamshire
MK12 5EH

£375,000

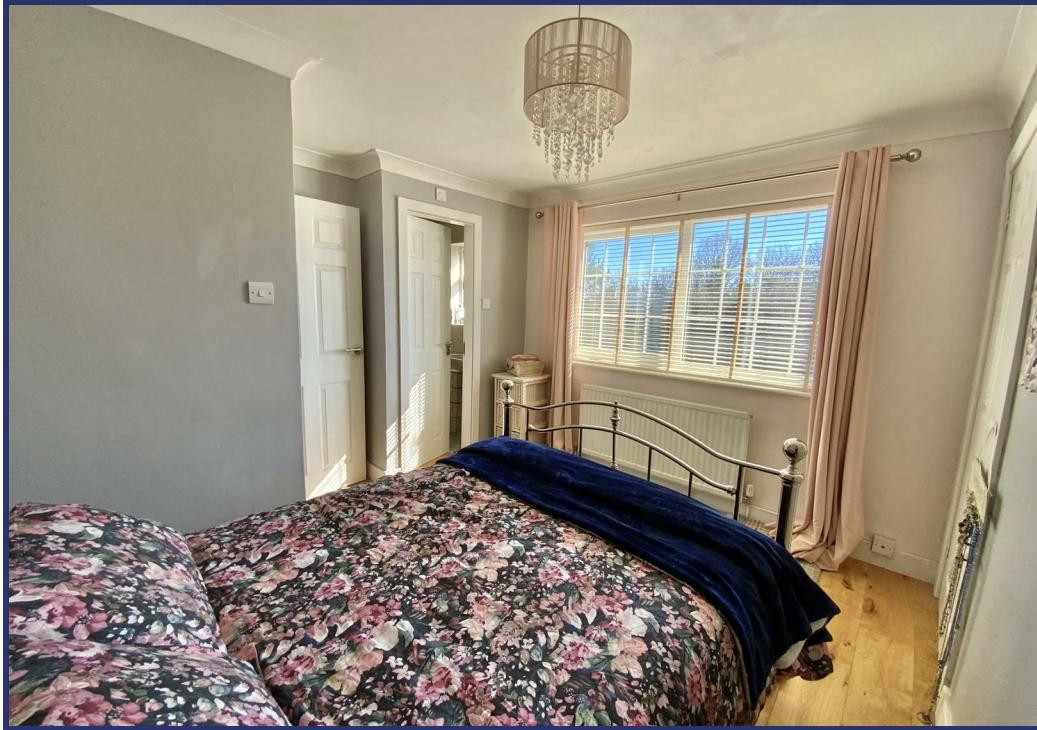
A very well presented and extended 3 bedroom semi detached house with a good size rear garden, benefiting from an en-suite bedroom.

The property has accommodation set on two floors comprising; a large entrance hall/study, living room with multi-fuel stove, kitchen/dining room, cloakroom and rear lobby. On the first floor, there are 3 bedrooms including a master bedroom with an en-suite shower room, plus a family bathroom. The property has gardens to the front and rear with a good size rear garden with a backdrop of mature trees.

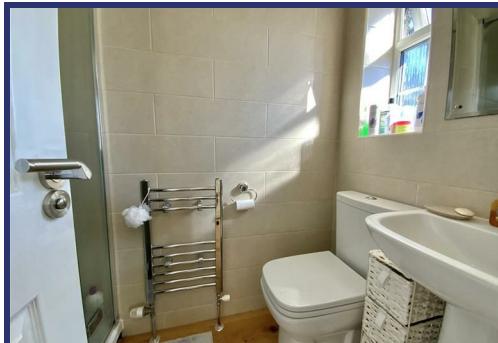
Southern Way is situated on the southern the edge of Wolverton within walking distance of the town's extensive shops and the railway station. The health centre and leisure centre with swimming pool are just a short walk away.

- Well Presented Semi Detached House
- Separate Lounge with Multi Fuel Stove
- Fitted Kitchen/ Dining Room
- Cloakroom
- Large Hall/ Study
- 3 Bedrooms
- Master Bedroom En-suite
- Good Size Gardens
- Close to Shops, Schools, Pool & Station





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Ground Floor

A front door opens to a large hall which could be used as a study area. Window to the front. Ceramic tiled floor in a flag stone style which runs through most of the ground floor. Stairs with solid oak covered treads to the first floor, storage cupboard, and doors to all rooms

The cloakroom has a suite comprising W.C. and wash basin.

The living room has a bay window to the front and a fireplace with a multi-fuel stove.

The kitchen/dining room is located to the rear with a window overlooking the rear garden and French doors opening to the timber deck at the rear. The kitchen has a range of wood fronted units to floor and wall levels with worktops, and sink. Space for appliances. The dining area has a fireplace (closed off).

A rear lobby has a door to the side and space for a tumble dryer.

First Floor

The landing has solid oak flooring which runs through each of the bedrooms, a window to the side, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a built-in wardrobe and a window overlooking the rear garden with a backdrop of mature trees. An en-suite shower room has a modern suite comprising W.C, wash basin and shower cubicle. Fully tiled walls. Solid oak flooring. Window to the rear.

Bedroom 2 is a double bedroom located to the front. Solid oak flooring.

Bedroom 3 is a single bedroom located to the front with a built in cupboard. Solid oak flooring.

The bathroom has a modern white suite comprising a W.C, wash basin with vanity stand and a bath with mixer tap shower over. Tiled walls and window to the rear.

Outside

The front garden has lawn and stocked beds. Side gated access leads to the rear garden.

The large south easterly facing rear garden starts with a raised timber deck which leads from the dining area and has steps down to the garden which has a paved patio, gravel path, neat lawns and established stocked beds. The garden is enclosed by fencing. Wooden garden shed to remain and a brick built outhouse - both have power and light. This large garden has a backdrop of mature trees.

Heating

The property has gas to radiator central heating. Addition there are two multi-fuel/wood-burning stoves.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Location - Wolverton

The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tesco's, Lidl and ASDA in addition to a wide range of shops. Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy outdoor pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

Note for Purchasers

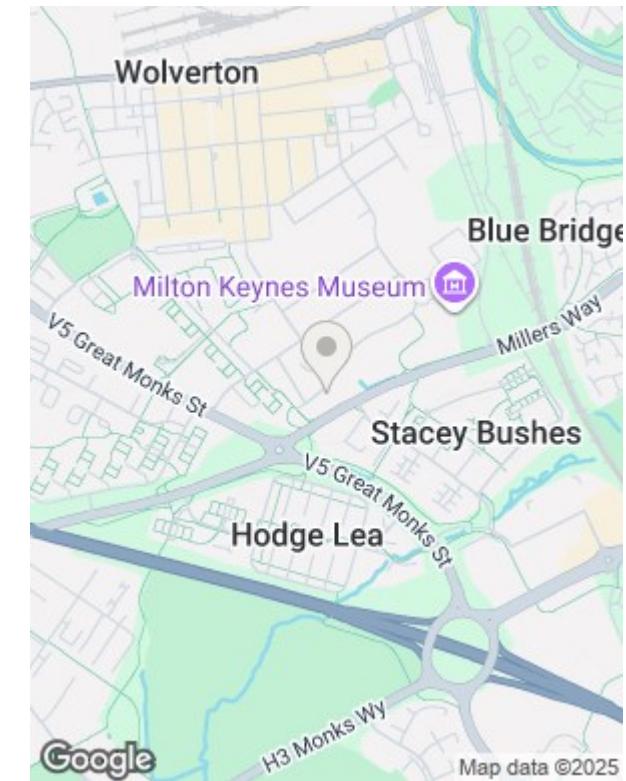
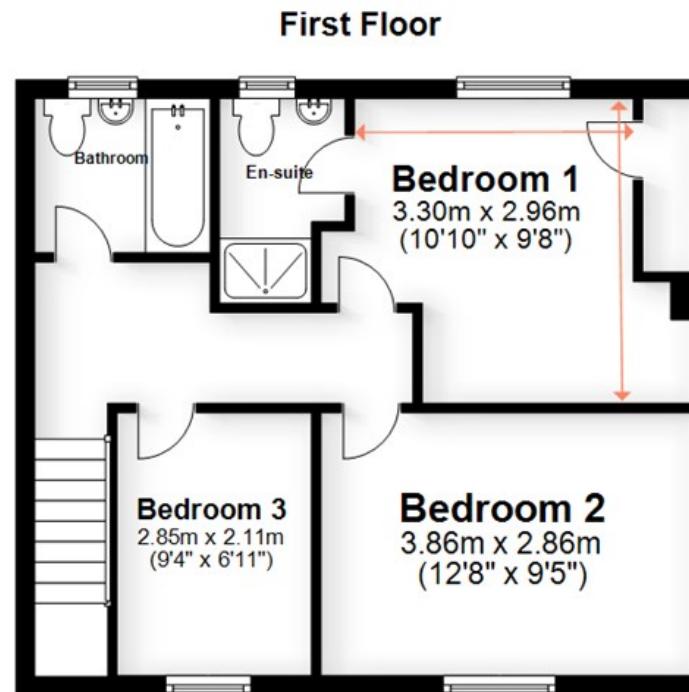
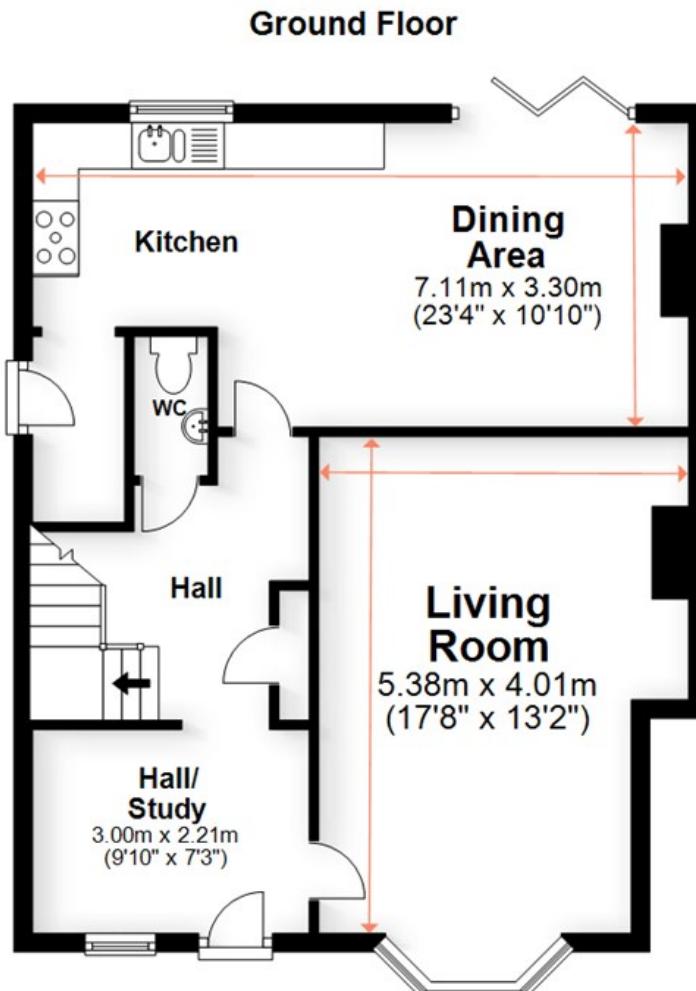
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non-refundable charge of £18 (£15+VAT) per person, per 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.







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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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.

