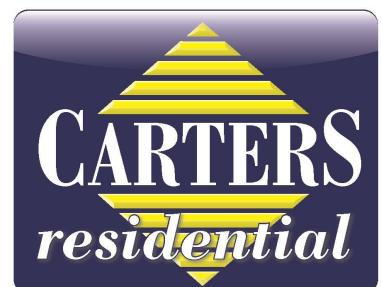




Church Street, Wolverton, MK12 5JR



128 Church Street
Wolverton
Buckinghamshire
MK12 5JR

£360,000

A well presented 3 bedroom period property which has had many improvements carried out by the current owner, including replacing the kitchen and bathroom.

The property has accommodation set on two floors, comprising; a hall, lounge and dining areas, a large kitchen and a refitted bathroom on the ground floor. On the first floor there are 3 bedrooms and in addition the attic has been converted into a useful space. The property has a garden to the rear with rear access.

Located on Church Street, the property is just a short walk from Wolverton with extensive shopping facilities, pubs, Cafes and restaurants and also the mainline railway station, swimming pool and leisure complex.

- 3 Bedroom Victorian House
- 2 Reception Areas
- Large Refitted Kitchen
- Refitted Bathroom
- 3 Bedrooms
- Useful Converted Attic Space
- Rear Garden
- Close to Shops, Pubs & Cafes & Restaurants





Ground Floor

The entrance hall has stairs to the first floor and an open doorway to the dining area.

The dining room, located to the rear has French doors opening to the living room, a doorway to the kitchen and stairs cupboard.

The living room, located to the front, has a fireplace incorporating a wood-burning stove with a mantle piece, and a bay window to the front with sliding sash windows.

A large kitchen has a modern range of units with cupboards to floor and wall levels, wide drawers, wooden worktops and an under-mounted one and a half bowl sink. Step down to a utility or dining area which has a French doors opening to the garden and a sliding door to the bathroom

The bathroom has a modern white 4 piece suite comprising a WC, wall mounted wash basin with vanity unit, bath and a separate shower cubicle. Windows to the side and rear..

First Floor

The landing has stairs to the attic room and doors to all rooms.

Bedroom 1 is a large double bedroom with built-in wardrobes to the chimney breast recess and two windows to the front.

Bedroom 2 is a double bedroom located to the rear with a period fireplace and a wardrobe built into one chimney breast recess. Window to the rear.

Bedroom 3 is located to rear with a window overlooking the rear garden.

Attic Room

The attic has been converted to provide a useful space - plastered and decorated with a skylight window to the rear and eaves storage cupboards.

Outside

The rear garden has a paved patio area, lawn, and is enclosed by fencing. Rear gated access.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council
Council Tax Band:

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.

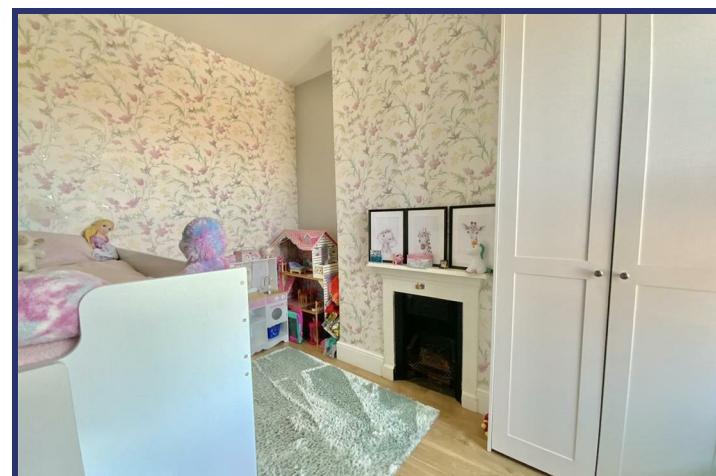
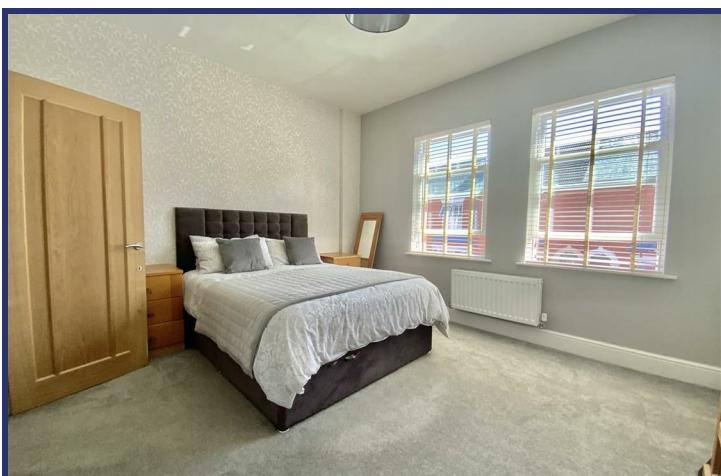
Note for Purchasers

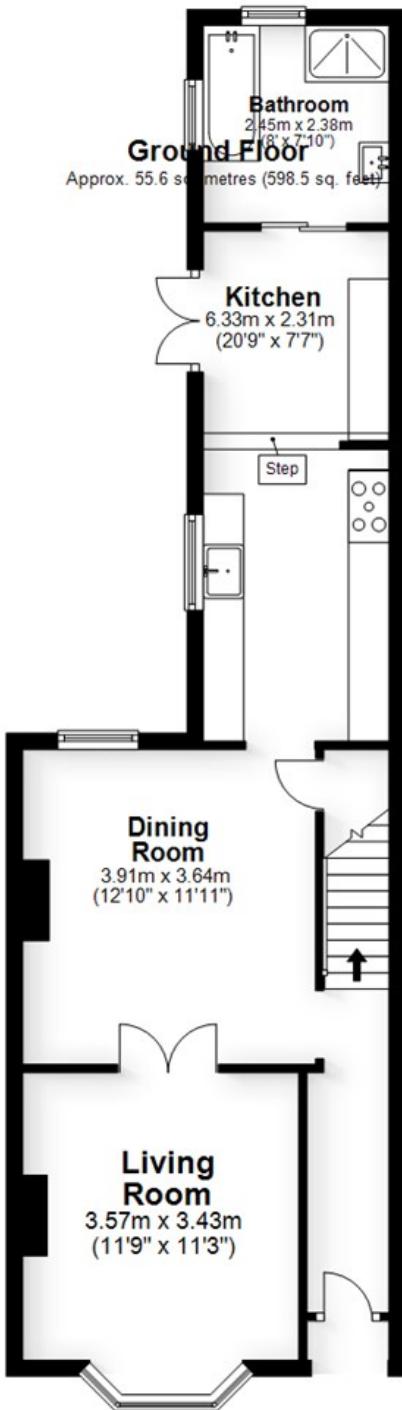
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

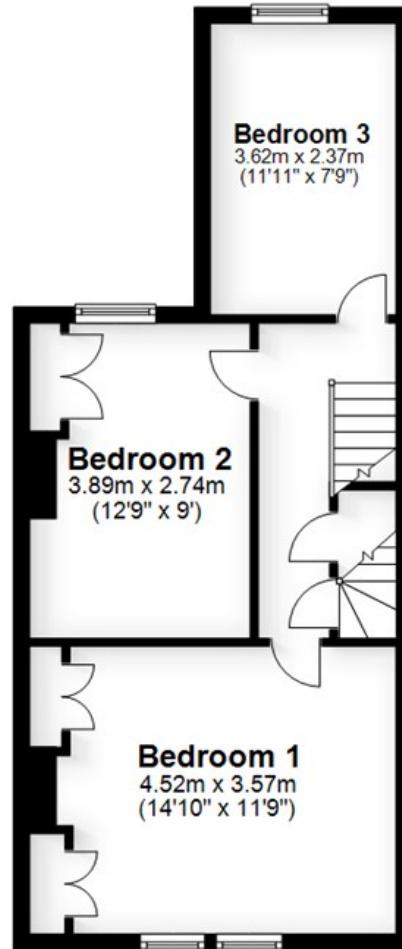
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



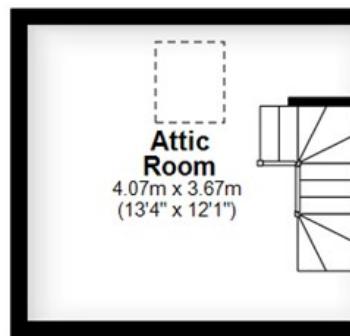




First Floor
Approx. 43.1 sq. metres (464.3 sq. feet)



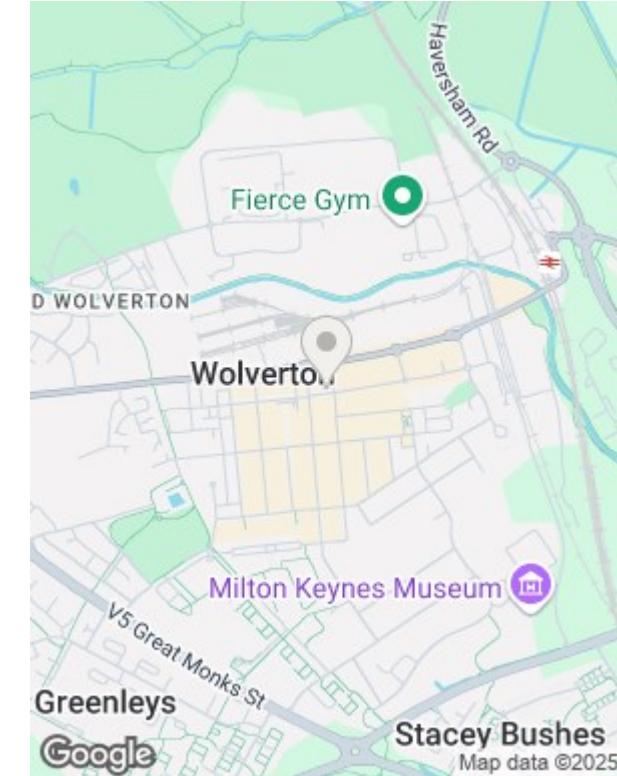
Second Floor
Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 113.7 sq. metres (1223.5 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.



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FINE COUNTRY

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			
England & Wales		EU Directive 2002/91/EC	

