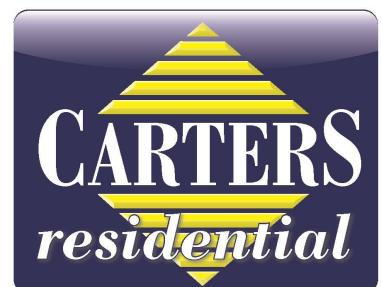




Peel Road, Milton Keynes, MK12 5AX



14 Peel Road  
Wolverton  
Milton Keynes  
MK12 5AX

**£250,000**

**A 3 bedroom terrace house built in the 1970's located just a short walk from Wolverton's extensive shops, cafés, restaurants and the main line railway station.**

The property has accommodation set on two floors comprising an entrance hall, lounge/ dining room and kitchen plus a timber built single glazed conservatory. On the first floor floor there are 3 bedrooms and bathroom. Outside the property has a small front garden and good size rear garden.

The property requires some basic updating and has been priced to reflect this. It is conveniently located just a short walk from Wolverton's extensive facilities to include shops, pubs, cafés, restaurants, school and mainline railway station to London Euston and the North.

- 3 Bedroom Terrace House
- Lounge/ Dining Room
- Kitchen
- 3 Bedrooms
- Front & Rear Gardens
- Close to Shops, Cafes & Restaurants
- Short Walk to Wolverton Rail Station
- CHAIN FREE SALE





## Ground Floor

The front door opens to an entrance hall which has a storage cupboard, stairs to the first floor and doors to all rooms.

A lounge/dining room, located to the rear, has a window and door opening to the conservatory. The conservatory is of a single glazed timber construction.

The kitchen has a range of units of floor and wall levels with worktops, sink unit and the window to the front. Free standing appliances to remain include a cooker, fridge/freezer and washing machine.

## First Floor

The landing has access to the loft, cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a suite comprising WC, wash basin and bath with shower over..

## Outside

Small front garden pathway to the front door.

Good size garden is laid with paving, flow maintenance in mind and mainly enclosed by fencing with rear gated access and with the scope to convert the end of the garden into an off road parking space.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

## 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.

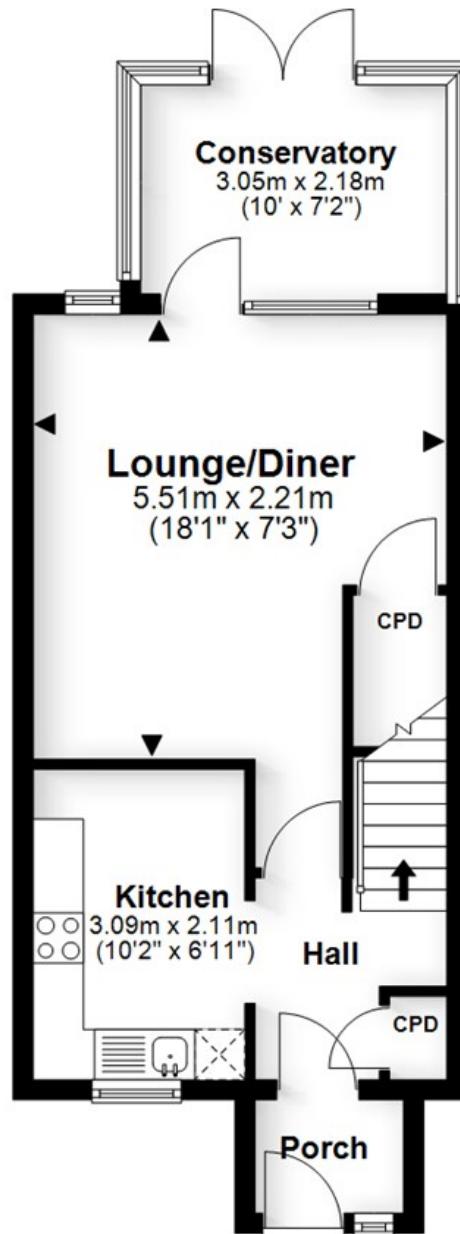
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

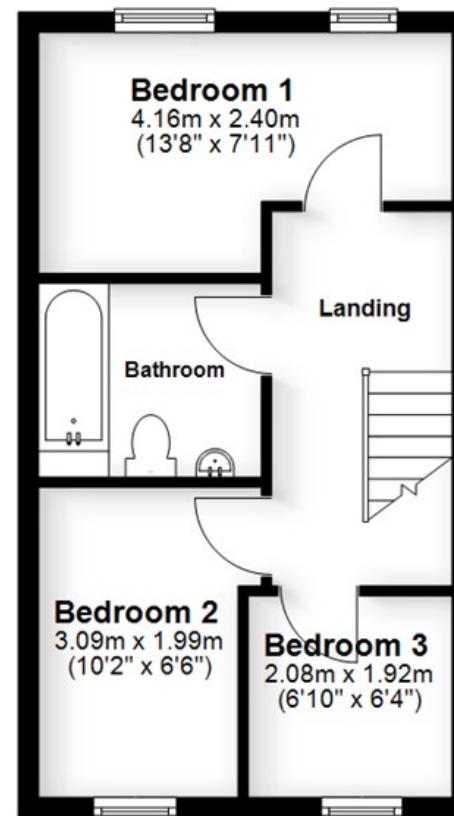
## Disclaimer

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.

## Ground Floor

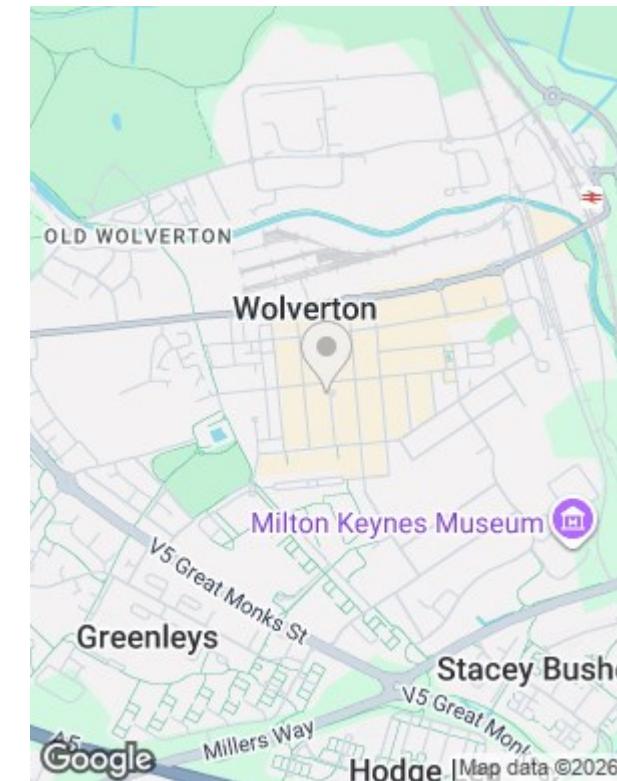


## First Floor



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

01908 561010

stony@carters.co.uk

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		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

