Cauldwell

PROPERTY SERVICES

76 Stratford Road, Milton Keynes, MK12 5LT

Offers Over £300,000

CAULDWELL are delighted to offer for sale this EXTENDED and well presented Victorian Terrace in the historic town of Wolverton which benefits from a DOWNSTAIRS SHOWER ROOM and RE-FITTED BATHROOM. This STUNNING refurbished property has accommodation briefly comprising; entrance hall, living room, SEPARATE DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM with INTEGRAL APPLIANCES, UTILITY ROOM and re-fitted downstairs shower room. Upstairs there are two DOUBLE bedrooms, one single bedroom and re-fitted bathroom with SHOWER. Outside there are front and GENEROUS ENCLOSED REAR GARDEN and OFF STREET PARKING AT REAR.

Energy rating: D
Council tax band: B.

ENTRANCE HALL
Entrance hall. Doors to living room and dining room. Stairs to first floor landing. Radiator

LIVING ROOM 11'10" x 11'2" (3.6 x 3.4)
Double glazed bay window to front. Feature fire place. Television point. Arch way to dining room. Radiator

DINING ROOM 12'6" x 11'10" (3.8 x 3.6)
Double glazed window to rear aspect. Door to kitchen. Radiator

KITCHEN/BREAKFAST ROOM 13'9" x 8'10" (4.2 x 2.7)
Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink with drainer. Integrated oven with gas hob and extractor fan. Door to utility room. Bay window to side aspect. Radiator.

UTILITY ROOM
Plumbing for washing machine. Door to shower room. Door to rear garden. Door to shower room.

SHOWER ROOM
Three piece suite comprising shower cubicle, low level wc and wash hand basin. Extractor fan.

FIRST FLOOR LANDING
Doors to bedrooms one, two and three. Door to bathroom. Loft access.

BEDROOM ONE 15'1" x 11'2" (4.6 x 3.4)
Two double glazed windows to front aspect. Open fire place. Storage cupboard. Radiator.

BEDROOM TWO 12'6" x 9'6" (3.8 x 2.9)
Double glazed window to rear aspect. Radiator

BEDROOM THREE 8'10" x 6'7" (2.7 x 2)
Double glazed window to rear aspect. Radiator

BATHROOM
Three piece suite comprising panelled bath with shower over and mixer tap, low level wc and hand wash basin. Frosted window to side.

REAR GARDEN
Enclosed rear garden. Mainly laid to patio. Brick wall surround. Gated rear access.

COUNCL TAX BAND
Council tax band B. Sourced from http://cti.voa.gov.uk/cti/inits.asp

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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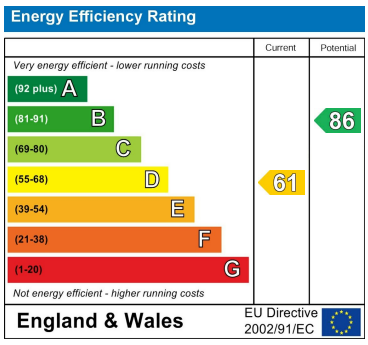
Area Map

Energy Efficiency Graph



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