



To arrange a viewing
please call 01908 675747

This CHARMING TWO/THREE BEDROOM CHARACTER home has been RECENTLY REDECORATED and features ORIGINAL WOODEN FLOORING, FULLY WORKING LOG BURNER to STUDY/BEDROOM THREE, upstairs FOUR PIECE SUITE BATHROOM, SEPARATE UTILITY ROOM, PRIVATE REAR GARDEN with SUMMERHOUSE and SHED, BRAND NEW ELECTRIC CONSUMER UNIT, plus it is within WALKING DISTANCE of WOLVERTON RAIL STATION.

- Four Piece Suite Family Bathroom
- Quirky Character Features
- Two Double Bedrooms
- Private Rear Garden
- Summer House and Separate Shed
- Walking Distance to Wolverton Rail Station

LOCATION: NEW BRADWELL
New Bradwell is situated to the North West of Milton Keynes. The area is fairly self-contained with its own churches and chapels, shops and pubs and is within a short distance of the beautiful parkland of Ouse Valley Park with its riverside walks and the Grand Union Canal running through it. Nearby Wolverton provides good shopping facilities. Education is at New Bradwell School (nursery upwards) and Stantonbury Campus for Secondary Education.

ENTRANCE HALL

LOUNGE

11'0" x 10'9"

KITCHEN

9'4" x 7'9"

UTILITY ROOM

7'8" x 6'10"

STUDY/BEDROOM THREE

10'9" x 10'7"

LANDING

MASTER BEDROOM

14'2" x 10'7"

BEDROOM TWO

11'0" x 8'11"

FAMILY BATHROOM

PRIVATE REAR GARDEN

OUTBUILDING + SHED

TENURE

Freehold

NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and



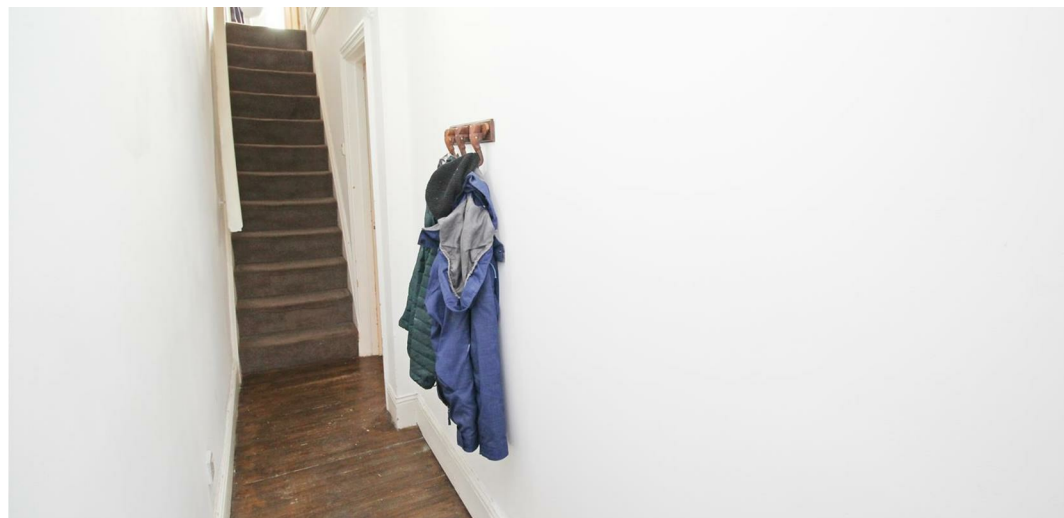
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although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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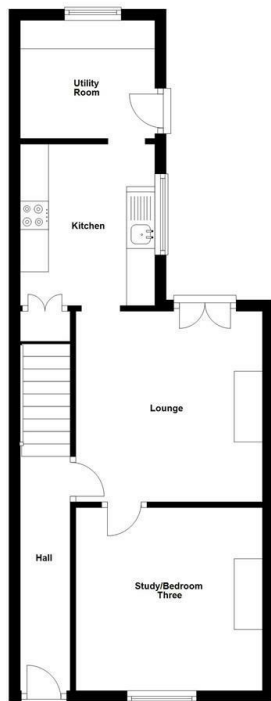




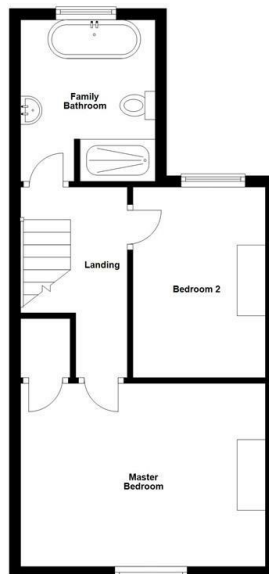


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Ground Floor
Approx. 40.9 sq. metres (440.1 sq. feet)

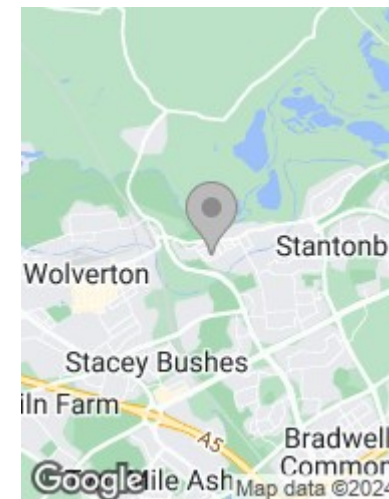


First Floor
Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 78.3 sq. metres (843.0 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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

Draft Details

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

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

