

# elevation

## estate agents | est. 1992

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**39 Syward Row, Wolverton, Milton Keynes,  
Buckinghamshire, MK12 5QA**

**£310,000 Freehold**

- Semi detached townhouse
- Sought after location of Wolverton
- Short distance to Wolverton Train Station
- Off road parking for two vehicles
- Three reception rooms
- En suite to master
- four bedroom
- EPC Rating B







## GROUND FLOOR

### Entrance Hall

Doors leading to:

### Downstairs Cloakroom

Fitted to comprise two-piece suite

### Study

2.37m x 1.94m (7' 9" x 6' 4")

### Kitchen / Family / Dining Room

6.65m x 4.14m (21' 10" x 13' 7")

## FIRST FLOOR

### First Floor Landing

Doors leading to:

### Lounge

4.16m x 3.29m (13' 8" x 10' 10")

### Bedroom Three

4.15m x 3.02m (13' 7" x 9' 11")

### Family Bathroom

Fitted to comprise three-piece suite

## SECOND FLOOR

### Second Floor Landing

Doors leading to:

### Bedroom One

3.60m x 3.30m (11' 10" x 10' 10")

### En-Suite

Fitted to comprise three-piece suite

### Bedroom Two

4.20m x 3.04m (13' 9" x 10' 0")

## EXTERIOR

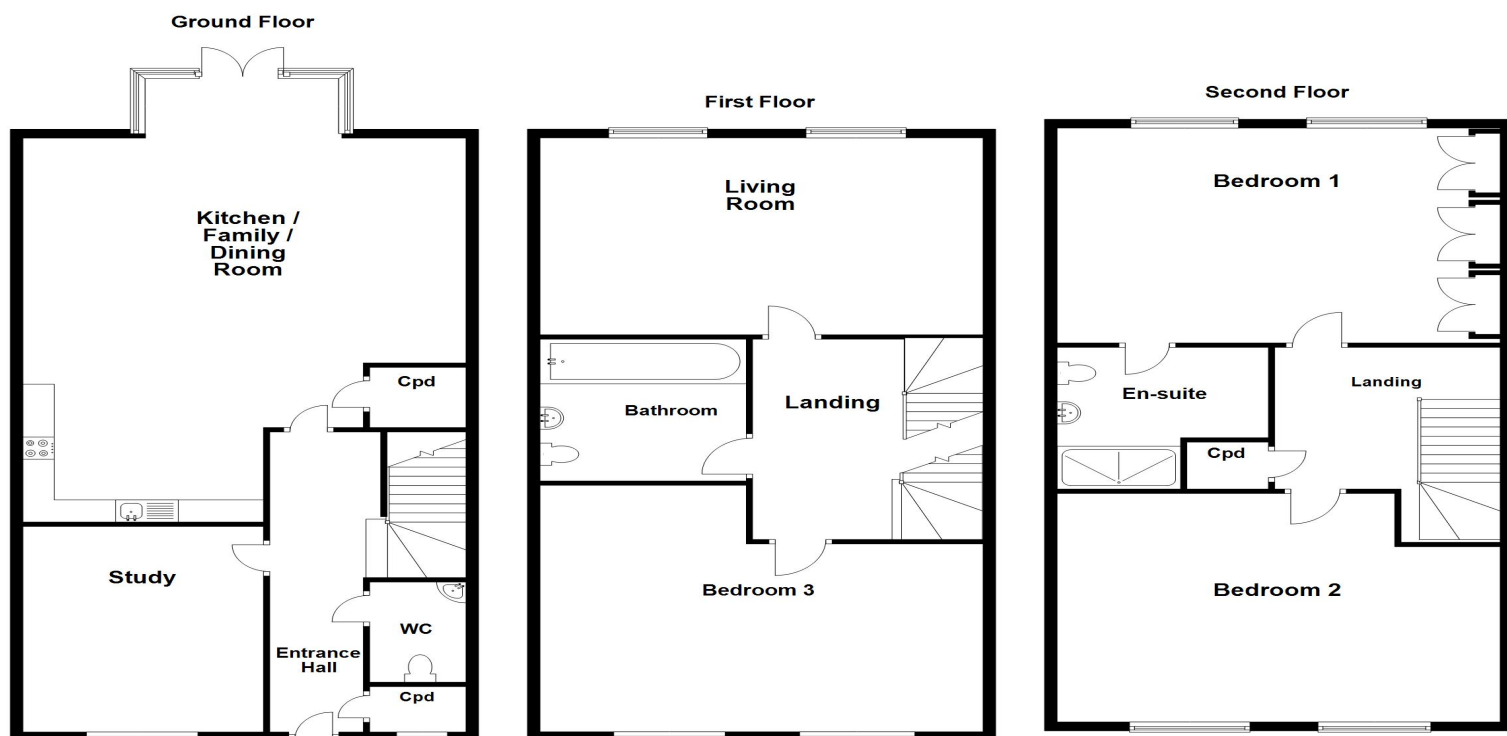
### Rear Garden

### Off Road Parking

Space for two vehicles

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



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Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	85	85	(81 to 91) <b>B</b>	88	88
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

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