

£315,000  
Freehold



**THOMAS CONNOLLY**

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

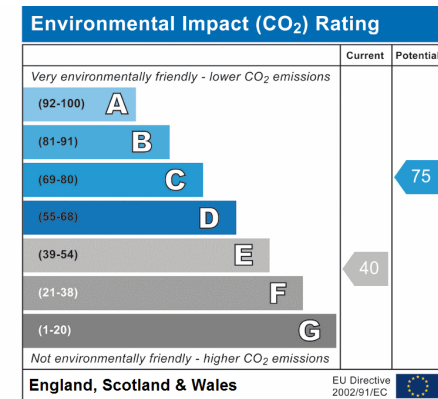
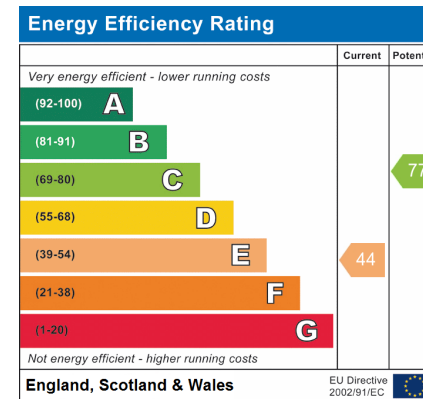


## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three double bedroom terraced property, in the sought after location of Wolverton, positioned opposite tennis courts, within walking distance of Wolverton main line station to London.

The accommodation in brief comprises of; ground floor - entrance hall, storage cupboards, sitting room, dining room, kitchen, utility room and family bathroom. The first floor offers three bedrooms and storage cupboards. Outside the property benefits from a rear garden and parking to the rear of the property. This property retains many original features including open fire places and stripped wooden flooring.

Please contact us for further information or to confirm your viewing appointment



## Room Descriptions

### GROUND

#### ENTRANCE HALL:

#### LOUNGE:

10' 1" x 11' 4" (3.07m x 3.45m)

#### DINING ROOM:

11' 6" x 12' 4" (3.51m x 3.76m)

#### KITCHEN:

10' 5" x 9' 4" (3.18m x 2.84m)

#### BATHROOM:

#### UTILITY ROOM:

9' 3" x 3' 5" (2.82m x 1.04m)

### FIRST

#### FIRST FLOOR LANDING:

#### BEDROOM ONE:

14' 8" x 11' 4" (4.47m x 3.45m)

#### BEDROOM TWO:

12' 4" x 8' 9" (3.76m x 2.67m)

#### BEDROOM THREE:

11' 2" x 8' 7" (3.40m x 2.62m)

### OUTSIDE

#### REAR GARDEN:

#### PARKING TO THE REAR OF THE PROPERTY

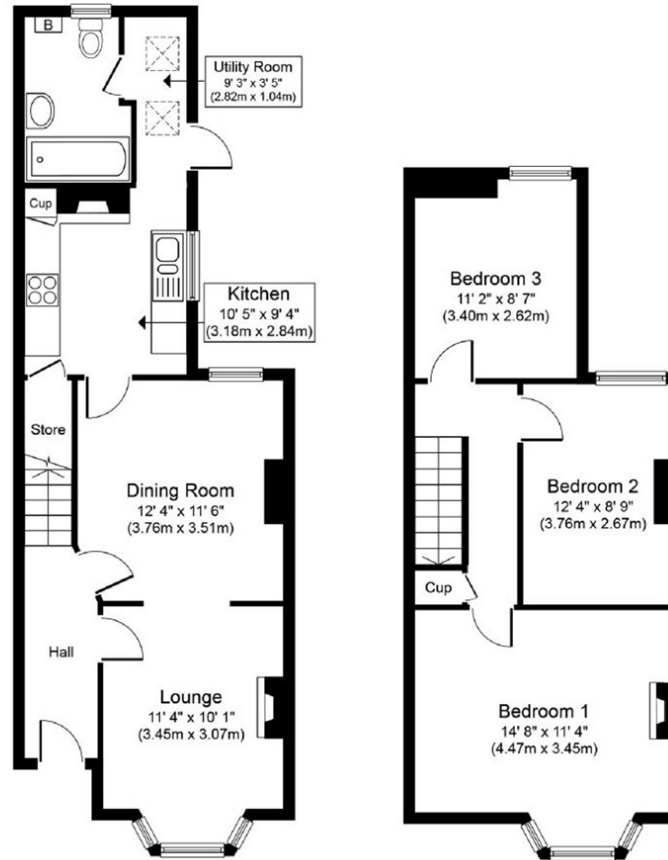
#### PLEASE NOTE:

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the perspective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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**Ground Floor**  
Approximate Floor Area  
527 sq. ft.  
(49.0 sq. m.)

**First Floor**  
Approximate Floor Area  
463 sq. ft.  
(43.0 sq. m.)

**Approx. Gross Internal Floor Area 990 sq. ft. / 92.0 sq. m.**

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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