



**209 Church Street, Wolverton, Milton  
Keynes, Buckinghamshire, MK12 5JY**

**£265,000 Not Applicable**

- Three bedroom
- En Suite To Master
- Downstairs Cloakroom
- Located within walking distance to Wolverton train station
- Off road Parking
- Desirable location of Wolverton
- EPC Rating C





## GROUND FLOOR

### Entrance Hall

Doors leading to:

### Kitchen Diner

15' 6" x 9' 9" (4.72m x 2.97m)

### Lounge

16' x 12' (4.87m x 3.66m)

### Downstairs Cloakroom

Fitted to comprise two piece suite

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom One

10' 6" x 9' 9" (3.21m x 2.96m)

### En Suite To Master

Fitted to comprise three piece suite

### Bedroom Two

12' 8" x 8' 5" (3.87m x 2.57m)

### Bedroom Three

6' 11" x 6' 10" (2.10m x 2.08m)

### Family Bathroom

Fitted to comprise three piece suite

## EXTERIOR

### Rear Garden

### On Street Parking

## 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.

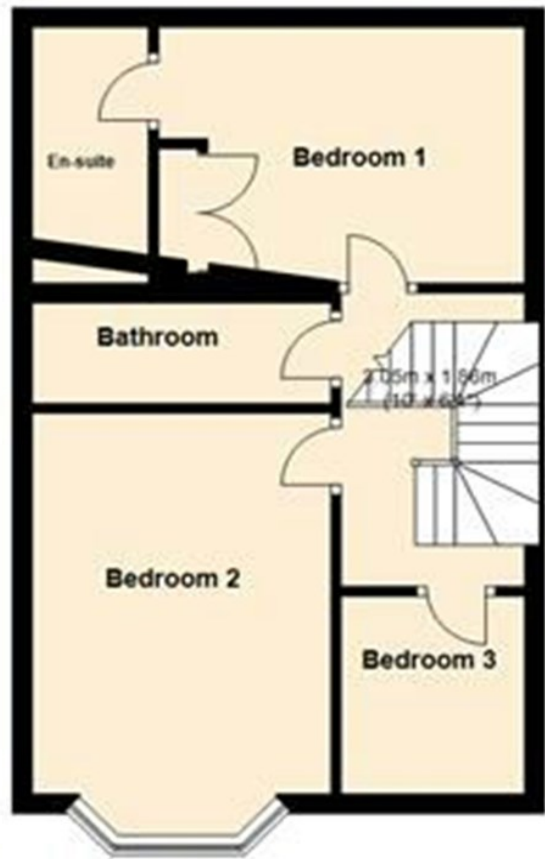
### Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.9 sq. feet)

Floor plans are for layout purposes only  
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>			(81 to 91) <b>B</b>		
(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		
		<b>91</b>		<b>80</b>	<b>91</b>
	<b>78</b>				
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	