



Connells

King Stephen Meadows
Old Wolverton Milton Keynes

King Stephen Meadows Old Wolverton Milton Keynes MK12 5FW

for sale guide price
£210,000



Property Description

A WELL-PRESENTED TWO BEDROOM COACH HOUSE situated in the popular Old Wolverton area, ideally positioned close to the GRAND UNION CANAL and nearby NATURE RESERVE. The property offers bright and modern accommodation, TWO BEDROOMS, an OPEN-PLAN KITCHEN/LIVING AREA, modern bathroom and ALLOCATED COVERED PARKING.

The accommodation is accessed via a private entrance with stairs leading to the main living space. Internally, the property benefits from a spacious open-plan kitchen/living area featuring wood-effect flooring and a modern fitted kitchen with contrasting work surfaces. There are two bedrooms, including a characterful bedroom with decorative wall panelling and botanical feature wallpaper, together with a contemporary family bathroom.

Externally, the coach house benefits from allocated parking to the side of the property. This property has no additional outdoor space however its location is a particular highlight, with the canal and surrounding green spaces close by, making this an excellent option for buyers looking for convenient access to Wolverton while still enjoying nearby countryside and waterside walks.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Private entrance with stairs rising to the main accommodation.

Kitchen / Living Area

Bright and spacious open-plan living area with wood-effect flooring and windows providing natural light. The kitchen is fitted with a range of modern wall and base units, contrasting work surfaces, tiled splashbacks, sink, integrated cooking facilities. The room provides ample space for both living and dining furniture. A boiler has also been installed in the property less than a year ago.

Bedroom One

Well-proportioned bedroom featuring wood-effect flooring, a window providing natural light and attractive decorative wall panelling with botanical feature wallpaper.

Bedroom Two

Bright second bedroom with wood-effect flooring, built in storage, window to the side and space for bedroom furniture.

Bathroom

Modern fitted bathroom comprising panelled bath with shower over and glass screen, wash hand basin with vanity storage and WC. Finished with tiled walls, tiled flooring, recessed shelving and heated towel rail.

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Modern fitted bathroom comprising panelled

bath with shower over and glass screen, wash hand basin with vanity storage and WC. Finished with tiled walls, tiled flooring, recessed shelving and heated towel rail.

Parking

Allocated parking situated to the side of the coach house, providing convenient parking..

Area Description

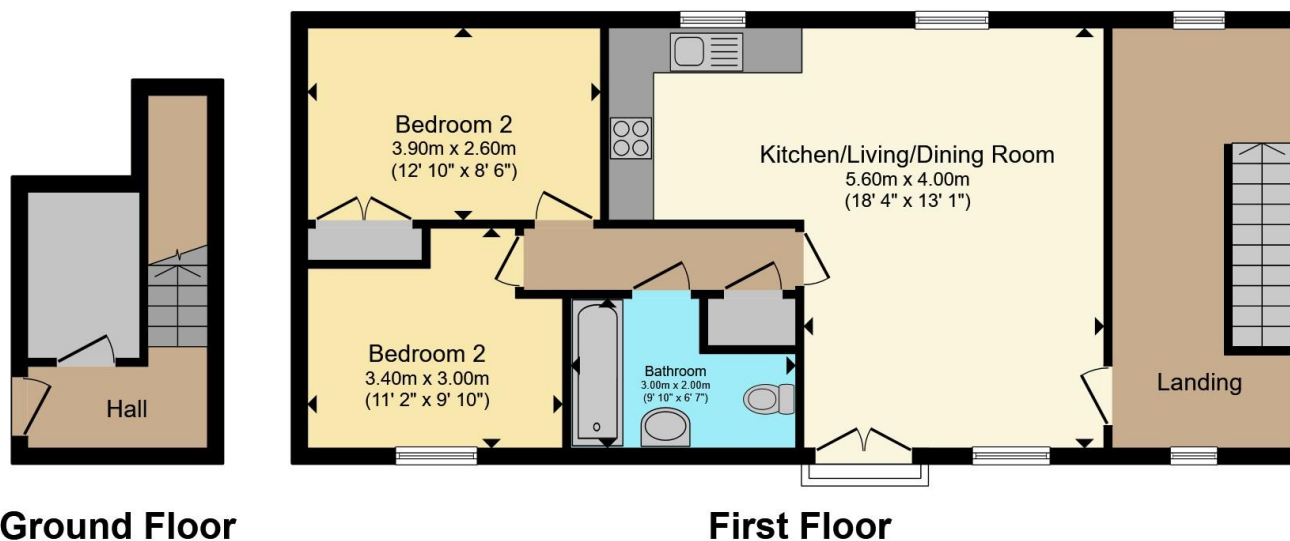
Old Wolverton is a characterful area on the northern side of Milton Keynes, combining a more peaceful setting with convenient access to the amenities of Wolverton and the wider Milton Keynes area. The property is particularly well positioned for those who enjoy the outdoors, with the Grand Union Canal and nearby nature reserve offering attractive waterside and countryside walks close to home.

Wolverton provides a good range of everyday amenities including shops, supermarkets, cafés and leisure facilities, while Wolverton railway station offers convenient rail connections towards London and other destinations. Central Milton Keynes is also within easy reach, providing extensive shopping, entertainment and leisure facilities.









Total floor area 82.6 m² (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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MILTON KEYNES MK11 1AH

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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