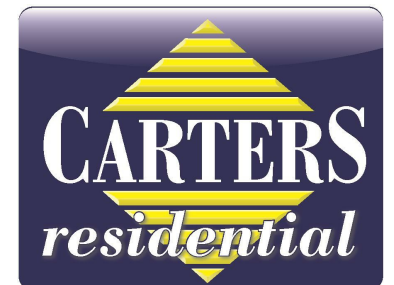




High Street, Stony Stratford, MK11 1AP



169 High Street
Stony Stratford
Buckinghamshire
MK11 1AP

£375,000

A beautifully presented end of terrace Victorian house offering characterful accommodation, located just a few footsteps away from both the High Street and some riverside walks.

The property has accommodation set on two floors comprising an entrance hall with an interesting wide staircase, living room with a fireplace and a kitchen/dining room. On the first floor there are 3 bedrooms and a modern fitted bathroom. The attic has been lined and decorated to provide a useful storage space.

The house is located within the conservation area at the north end of the High Street with a sunny south west facing courtyard garden and just a few footsteps away from both the High Street with an array of independent shops, cafés, restaurants and pubs and some picture riverside walks.

- Well Presented Characterful Home
- 3 Bedrooms
- Modern First Floor Bathroom
- Fitted Kitchen/ Dining Room
- Living Room with Fireplace
- South/ West Facing Courtyard Garden
- Walk to the High Street
- A Few Footsteps from Riverside Meadows





Ground Floor

The entrance hall has a wide staircase to the first floor and a period panel door to the living room.

The living room is a characterful room with exposed ceiling timbers, a fireplace incorporating a multi fuel burning stove, sliding sash windows to the front and rear, exposed brickwork and timbers to one wall, and a period panel door to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with worktops, a 1 1/2 bowl ceramic sink unit, integrated gas hob, extractor hood, electric oven and space for three other appliances. Space for a dining table. Window and Door to the side.

First Floor

A landing has some lovely period floorboards in a natural finish, some period pine panel doors and access to the loft via a large loft hatch and pull down ladder.

Bedroom 1 is a double bedroom located to the rear with a sliding sash window and a part vaulted ceiling.

Bedroom 2 is located to the front with a UPVC double glazed sliding sash window.

Bedroom 3 is a single bedroom located to the front with a UPVC double glazed sliding sash window.

The bathroom has a suite comprising a back to wall roll top bath with shower over, wall mounted wash basin and WC. UPVC double glazed sliding sash window to rear and part tiled walls.

Attic

Boarded, lined and decorated with two skylight windows - front and rear. Accessed via a large hatch with pull down ladder.

Garden

An attractive, south/ west facing courtyard style garden laid with paving and enclosed by a high brick wall with some stocked beds and borders. Small garden shed.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Flying Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

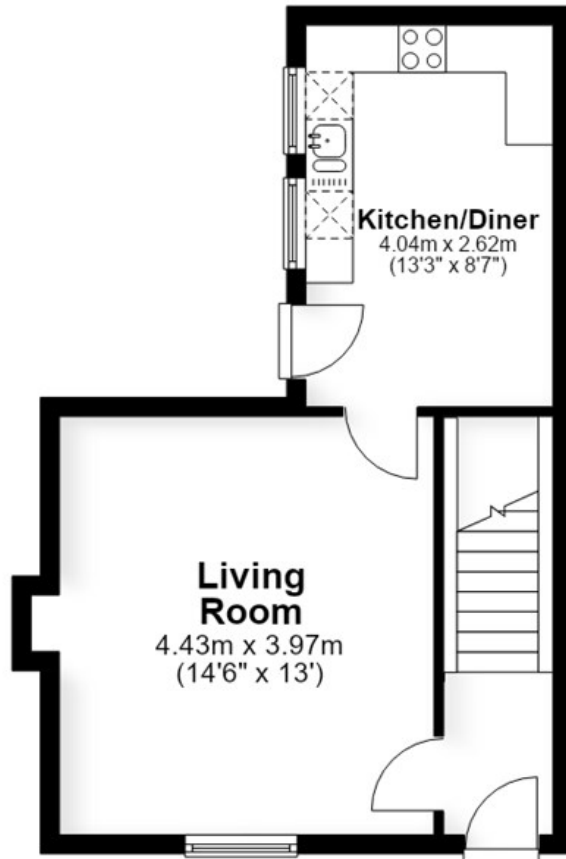
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

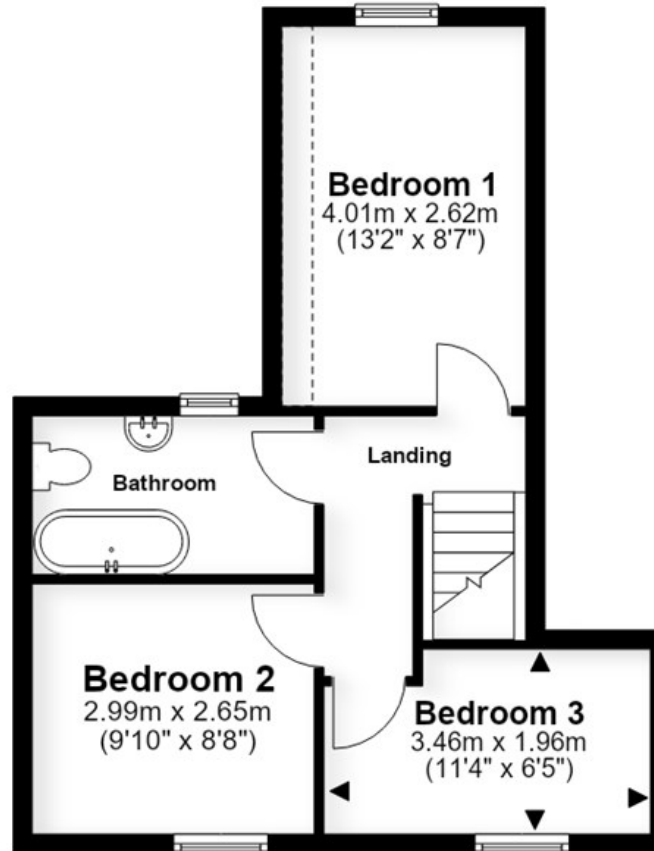




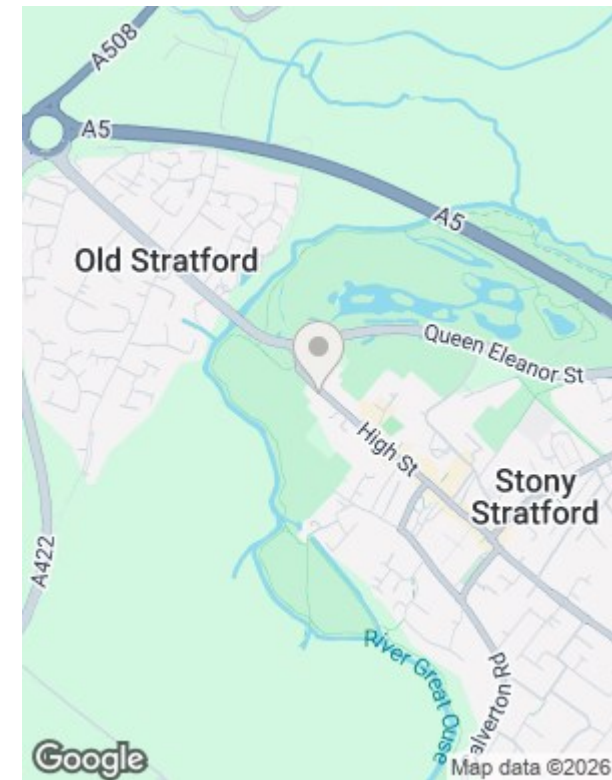
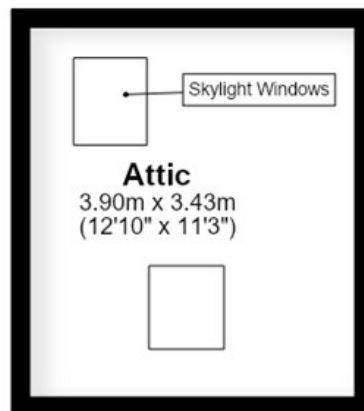
Ground Floor



First Floor



Attic



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

