



Connells

Oxford Street
Stony Stratford Milton Keynes

Oxford Street Stony Stratford Milton Keynes MK11 1JU

for sale guide price
£360,000



Property Description

Charming 3-Bedroom Detached Stone Cottage in Stony Stratford.

Situated in the heart of the sought-after Stony Stratford market town, this delightful stone-built detached cottage, originally two cottages, built in the 1800's offers a perfect blend of period charm and modern comfort. The property boasts a fantastic location, just a short stroll from the vibrant town centre, making it an ideal choice for families or anyone looking to enjoy the benefits of central living in a picturesque setting.

Inside, the home features a spacious and well-equipped kitchen-diner, perfect for family gatherings. The attractive lounge offers a cozy and inviting space, ideal for relaxing after a busy day with study area, whilst the additional dining room allows for entertaining. The property benefits from three generously sized bedrooms, providing ample space for family living or accommodating guests.

Externally, the beautifully presented walled garden offers privacy and a glorious sun trap in the serene outdoor retreat, with plenty of space for gardening, leisure, or alfresco dining. The property also includes an additional workshop building, offering versatile potential for hobbies or home office and shed.

Agents note: It is our understanding that the property is not registered with the Land Registry which is the case with a significant proportion of land across England & Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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

Carpet. Radiator. Understairs storage. Double glazed window to side aspect.

Cloakroom

Enclosed cistern w.c. Vanity wash hand basin. Extractor fan. Vinyl flooring. Radiator.

Lounge

18' 11" x 11' 11" (5.77m x 3.63m)

Carpet. Gas back boiler. Two double glazed windows to rear aspect. Double glazed window to side aspect. Double glazed window to front aspect. Study area to rear of lounge.

Dining Room

11' 10" x 7' 11" (3.61m x 2.41m)

Carpet. Radiator. Double glazed windows to front and rear aspect.

Kitchen

12' 11" x 11' 1" (3.94m x 3.38m)

Fitted units to wall and base with complimentary worktop over. Stainless steel one and a half bowl sink and drainer. Gas hob and extractor fan. Double electric oven. Double glazed window to rear aspect. Vinyl flooring.

First Floor Landing

Carpet. radiator. Airing cupboard. Three double glazed windows to front aspect.

Bedroom 1

10' 2" x 9' 4" (3.10m x 2.84m)

Carpet. Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2

8' 11" max x 7' 7" (2.72m max x 2.31m)

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 3

8' 10" into wardrobe x 9' (2.69m into wardrobe x 2.74m)

Carpet. Radiator. Double glazed window to rear aspect.

Bathroom

Panel bath. Glass shower cubicle. Close coupled w.c., pedestal wash hand basin. Part tiled. Radiator. Vinyl flooring. Obscure double-glazed window to rear aspect.

Outside

Rear Garden

Mainly laid to lawn with hedging and shrubs. Patio area.

Workshop

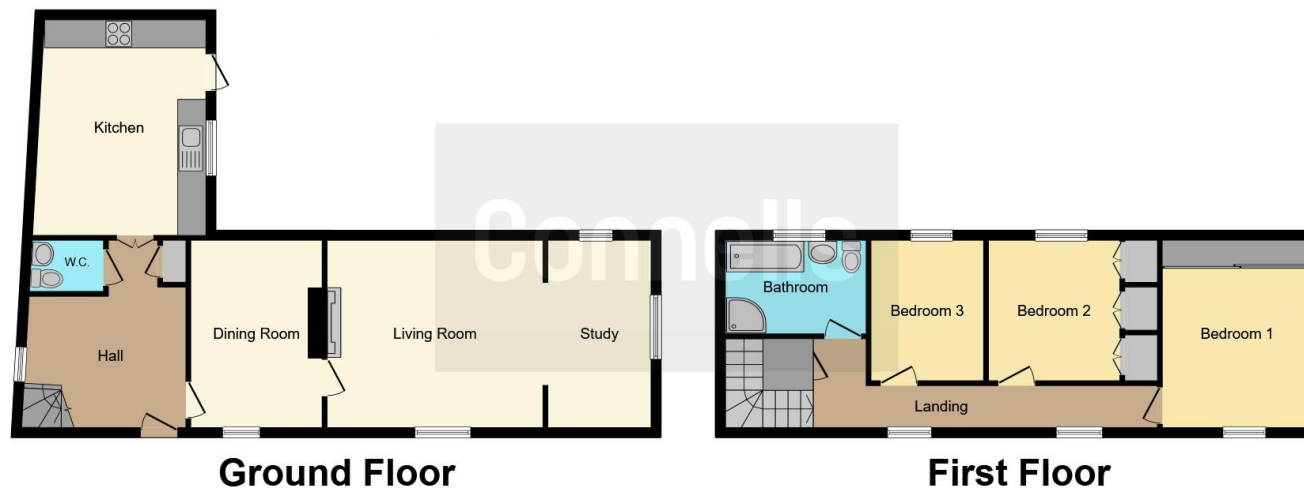
10' 5" x 9' 4" (3.17m x 2.84m)

Electric and light supply. Double glazed window to side aspect.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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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.

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