



**Connells**

Swan Terrace  
Stony Stratford Milton Keynes



# Swan Terrace Stony Stratford Milton Keynes MK11 1BP

for sale offers in excess of  
**£300,000**



## Property Description

Located in the very centre of the picturesque market town of Stony Stratford, this two-bedroom property offers an unbeatable location for those looking to enjoy all the charm and convenience this historic town has to offer.

As you step inside, you're welcomed by a cosy lounge which flows into a separate dining area - ideal for relaxed evenings or entertaining guests. A practical, well-defined kitchen sits to the rear of the home, with access to a small courtyard offering a touch of outdoor space. Upstairs, you'll find two good-sized bedrooms, while the bathroom is situated on the ground floor. The property was substantially updated in 2002 & 2009 to offer insulated flooring and roof along with rewiring and re-plumbing throughout.

While the property itself offers a charming home, its true value lies in its prime location. Just moments from a fantastic range of pubs, restaurants, and local amenities, and with excellent transport links to Milton Keynes and Northampton, this home is a rare opportunity for anyone wanting to live in the heart of Stony Stratford.

Perfect for first-time buyers, investors, or those seeking a central base, this property is all about location, location, location.

## Entrance Hall

Entry via hardwood front door.

## Living Room

12' x 11' ( 3.66m x 3.35m )

Double glazed window to front elevation. Bamboo flooring. Recessed spotlights. Open to;

## Kitchen

Fitted kitchen with a range of wall and base level units with roll edge work surfaces and an inset sink and drainer. Solid pine drawers and door fronts. Built in electric oven with four burner gas hob and extractor hood over. Combination boiler. Ceramic tiled floor. Recessed spotlights. Washing machine. Spotlights.

## Bathroom

Obscure double-glazed window to rear elevation. Pedestal hand wash basin and close coupled toilet. Fully tiled corner shower cubicle with mixer shower and a glass screen door. Chrome heated towel rail. Polished porcelain tiled floor. Extractor fan. Space for washing machine. Recessed spotlights.

## First Floor Landing

Rustic oak style laminate flooring.

## Bedroom 1

12' 1" x 11' 1" ( 3.68m x 3.38m )

Double glazed window to front elevation.  
Rustic oak style laminate floor. Loft access.  
Radiator.

## Bedroom 2

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

Double glazed window to rear elevation.  
Recess spotlights. Rustic oak style laminate flooring. Radiator.

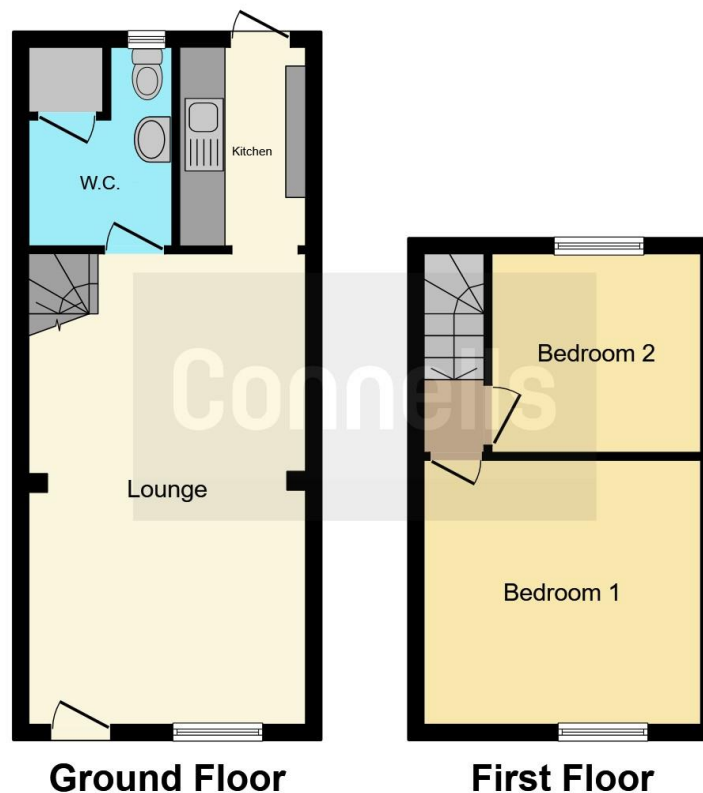
## Rear Courtyard

Fully enclosed, courtyard garden to area which is laid with brick and sandstone slabs.









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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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