



To arrange a viewing  
please call 01908 675747

WITHIN WALKING DISTANCE of STONY STRATFORD HIGH STREET, this CHARMING TWO BEDROOM COTTAGE has been REDECORATED THROUGHOUT and boasts TWO DOUBLE BEDROOMS, a PRIVATE REAR GARDEN, MODERN KITCHEN, MODERN BATHROOM and a SPACIOUS yet COSY LIVING SPACE.

In further details this beautiful two bedroom cottage consists of a kitchen, downstairs bathroom and large living area. Upstairs consists of two generous double bedrooms and at the rear of the property is a low maintenance private garden including a decking area and artificial lawn - perfect for a BBQ. The property has on road parking with no need for a permit, and benefits from being freehold.

- TWO DOUBLE BEDROOMS
- CHARMING COTTAGE
- MODERN KITCHEN AND BATHROOM
- VILLAGE LOCATION
- PRIVATE REAR GARDEN
- REDECORATED THROUGHOUT

**LOCATION: OLD STRATFORD**  
Old Stratford is a village in the south of the English county of Northamptonshire. The 'Stratford' part of the village name is Anglo-Saxon in origin and means 'ford on a Roman road'. The Roman road in this sense is Watling Street that runs through the middle of the village. The village has a few local facilities (two motor dealers, a local takeaway, restaurant and a corner shop), and Stony Stratford is within walking distance, providing a broader range of shops as well as for it's medical, financial and other professional needs.

### GROUND FLOOR

**Kitchen**  
6'6" x 4'8"

**Bathroom**

**Living Room**  
20'1" x 10'9"

### FIRST FLOOR

**Master Bedroom**  
10'11" x 9'7"

**Bedroom 2**  
10'4" x 7'8"

**OUTSIDE**



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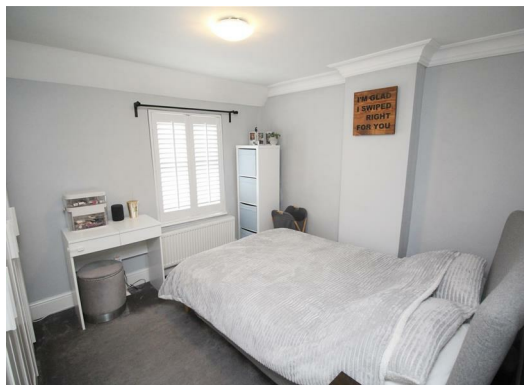


Private Rear Garden

Tenure  
Freehold

#### Notice

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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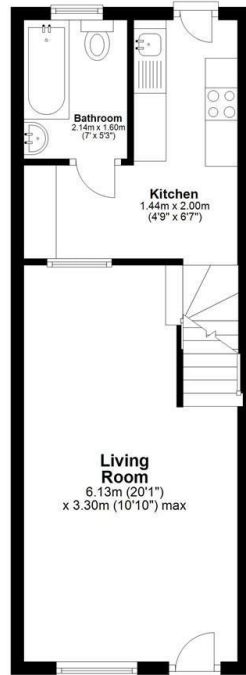


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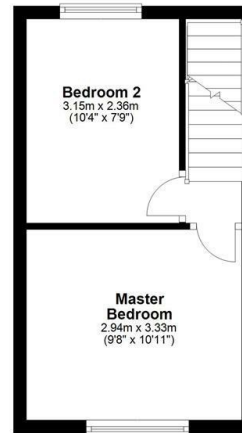


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**Ground Floor**  
Approx. 32.5 sq. metres (349.5 sq. feet)



**First Floor**  
Approx. 20.6 sq. metres (222.1 sq. feet)



Total area: approx. 53.1 sq. metres (571.5 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Draft Details**

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

**Mortgage Information**

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

**Property Valuations**

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

**Viewing Arrangements**

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

