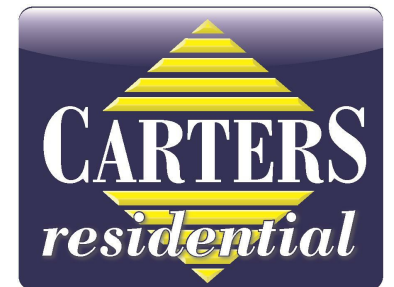




Clarence Road, Stony Stratford, MK11 1JF



63 Clarence Road
Stony Stratford
Buckinghamshire
MK11 1JF

£325,000

A very well presented 2 bedroom terrace house on this popular street, just a short walk from the town center.

The property has accommodation set on two floors comprising; an entrance porch, hall, separate lounge and dining rooms, and a larger than average refitted kitchen/ breakfast room which is larger than usually found in the area, along with a modern downstairs bathroom. On the first floor, there are 2 double bedrooms. Outside the property has a front garden, and an attractive rear garden.

The property has some attractive features such as exposed floorboards, a period fireplace in the bedroom and a lovely kitchen, which is larger than is usually found on the street.

Clarence Road is sought after street, located just a short walk from the High Street an early viewing is recommended.

- Fabulous 2 Bedroom House
- Well Presented
- 2 Reception Rooms
- 2 Double Bedrooms
- Good Size Kitchen/ Breakfast Room
- Modern Bath/ Shower Room
- Front & Rear Gardens
- Popular Street Close to Town Centre





Ground Floor

The front door opens to porch, which in turn has a door to the entrance hall with an under stairs cupboard, a door to the dining area and varnished floorboards.

The dining area, located to the rear, has a window overlooking the rear garden, painted floorboards, a picture rail, concealed staircase to first floor, French doors opening to the living room and a part glazed door to the kitchen.

The living room is located to the front. It has a feature fireplace with a brick surround, varnished floorboards and a window to the front. Picture rail.

The property has a fabulous and extended kitchen/ breakfast, noticeably bigger than the kitchens in neighboring homes. The kitchen has a modern range of units to floor and wall levels with solid wood worktops, a 1 1/2 bowl ceramic sink and space for appliances to include a cooker, fridge/ freezer, washing machine as well as an integrated dishwasher. Cupboard housing the gas central heating boiler. A breakfast area has plenty of space for a table, and there are windows to the side, rear and French doors opening to the side- giving a light and open feel to the room. A small lobby has a door to the bathroom.

The bathroom has a modern white suite comprising W.C, wash basin with vanity stand, and a bath with shower over as well as a handheld shower. Tiled walls, high vaulted ceiling with a window to the side and a skylight window.

First Floor

The landing has doors to both bedrooms.

Bedroom 1 is large double bedroom located to the front with wardrobes built into the chimney breast recesses. Varnished floorboards.

Bedroom 2 is a double bedroom located to the rear with a period cast iron fireplace and wardrobes built into both chimney breast

recesses. Window to the rear and a further storage cupboard/wardrobe over the stairs.

Outside

Small walled front garden.

The rear garden has a concrete pathway, areas laid with paving, pebbles, lawn, and stocked beds. To the far end of the garden there is a large garden shed.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: 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.

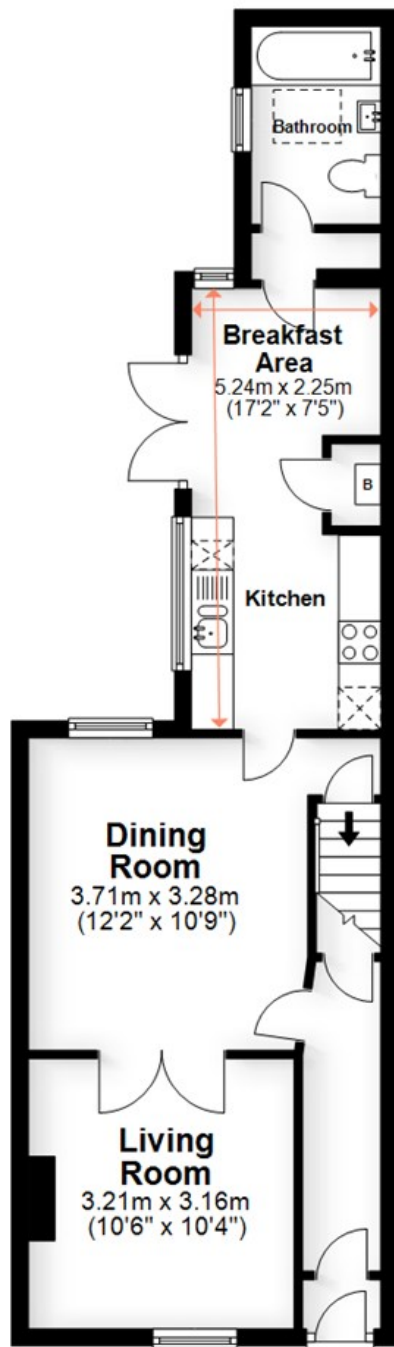
Disclaimer

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.

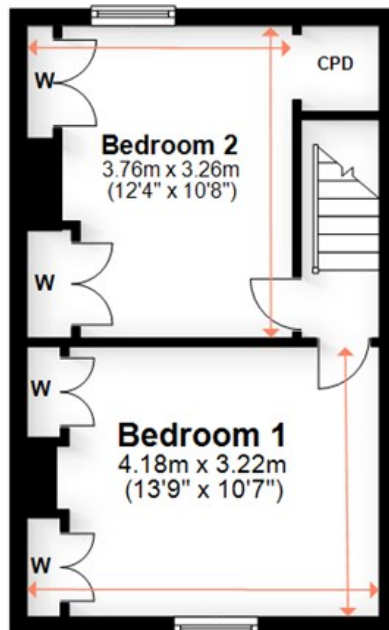




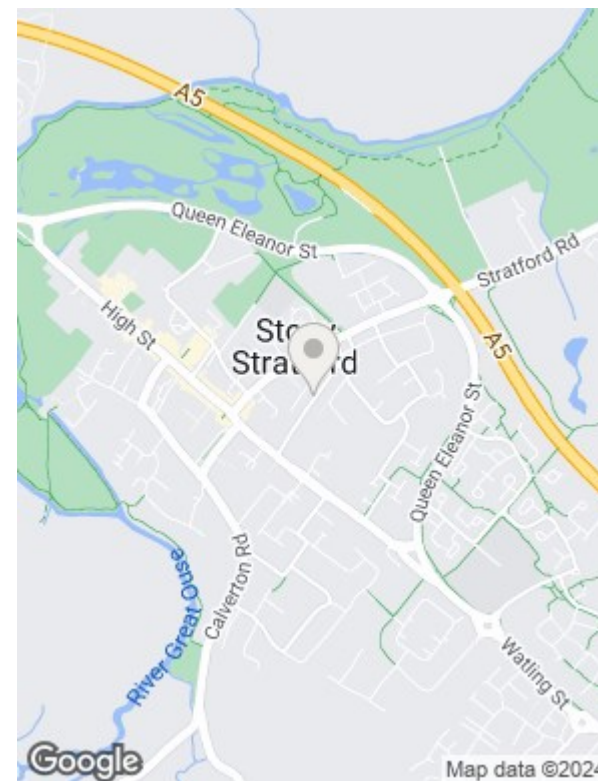
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

