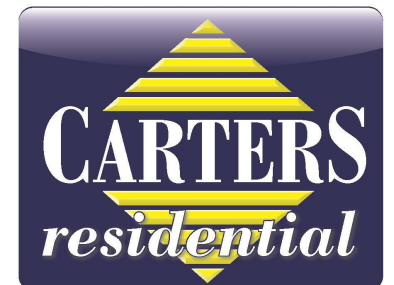




Clarence Road, Stony Stratford, MK11 1JE



53 Clarence Road  
Stony Stratford  
Buckinghamshire  
MK11 1JE

£308,500

**A well presented 2 bedroom terraced house with gardens and private off road parking to the rear.**

The property has accommodation set over two floors comprising; an entrance hall, 2 separate reception rooms - which could be used as one, fitted kitchen and modern bathroom. On the first floor there are 2 double bedrooms. Outside the property has gardens to the front and rear plus off road parking to the rear (large enough for a van).

The property is located on the popular Clarence Road, which is just a short walk from the High Street and the towns extensive facilities.

- Period Terrace House
- 2 Double Bedrooms
- 2 Reception Areas
- Modern Fitted Kitchen
- Modern Bathroom (Ground Floor)
- Varnished Floor Boards
- Front & Rear Gardens
- Off Road Parking
- Close to Town Centre





## Ground Floor

A front door opens to the entrance hall, which has a door to the dining area.

The property has an open plan lounge/dining area which could be used as two separate rooms or one large room should you require. The living room, located to the front, has a feature fireplace and varnished floorboards which extends through to the dining area. The dining area, to the rear, has a feature fireplace and a window to the rear. Door to the kitchen and door to the stairs and first floor.

A kitchen has a range of modern units to floor and wall levels with worktops and a ceramic 2 bowl sink. Integrated electric hob, extractor hood, electric oven and space for freestanding appliances, such as a fridge/ freezer and washing machine. Window and door to the side of the door to the bathroom.

The bathroom has a modern white suite comprising a W.C, bath and wash basin with vanity unit. Tiled floor and walls and a window to the rear.

## First Floor

The landing has doors to both bedrooms.

Bedroom 1 is a large double bedroom located to the front with built in wardrobes, both chimney breast recesses.

Bedroom 2 is a double bedroom located to the rear window to the rear, varnished floorboards and a cupboard recess housing the gas central heating boiler.

## Outside

A front garden is bordered by a hedge and Lowe brick walls, laid with gravel and path to the front door.

The rear garden has been landscaped with low maintenance in mind, laid mainly with gravel

and a paved pathway, leading to the parking area. There is a timber deck and some stocked beds. Galvanised metal shed.

Beyond the garden there is a concrete hardstanding parking space – large enough to fit a van.

## 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.

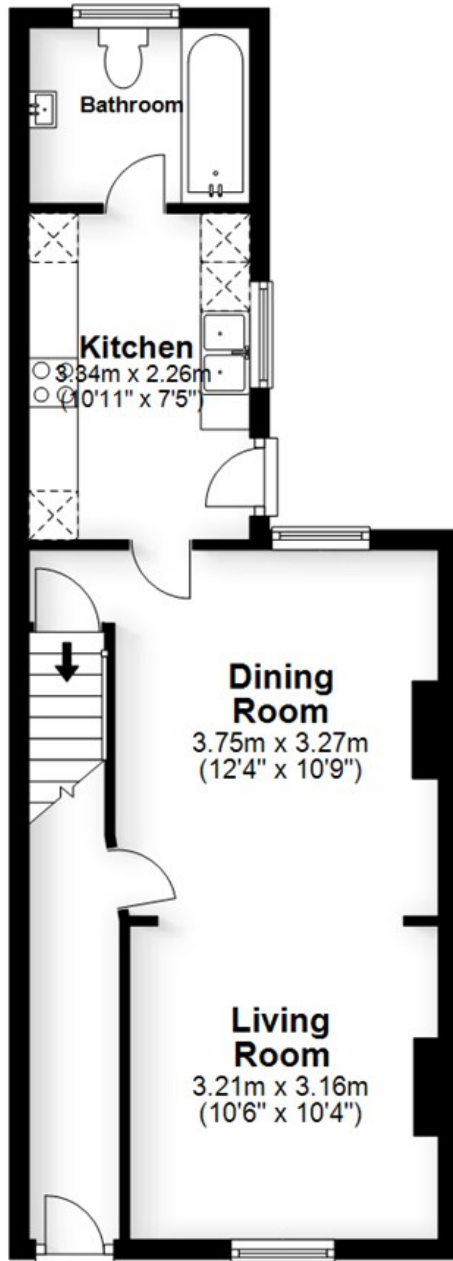
## Disclaimer

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.

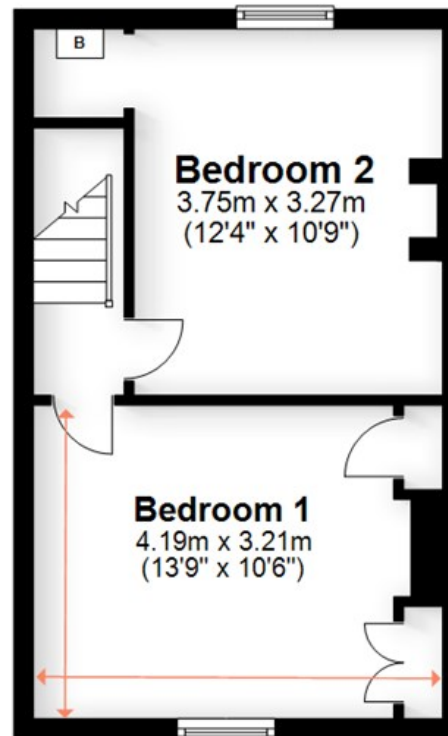




## Ground Floor

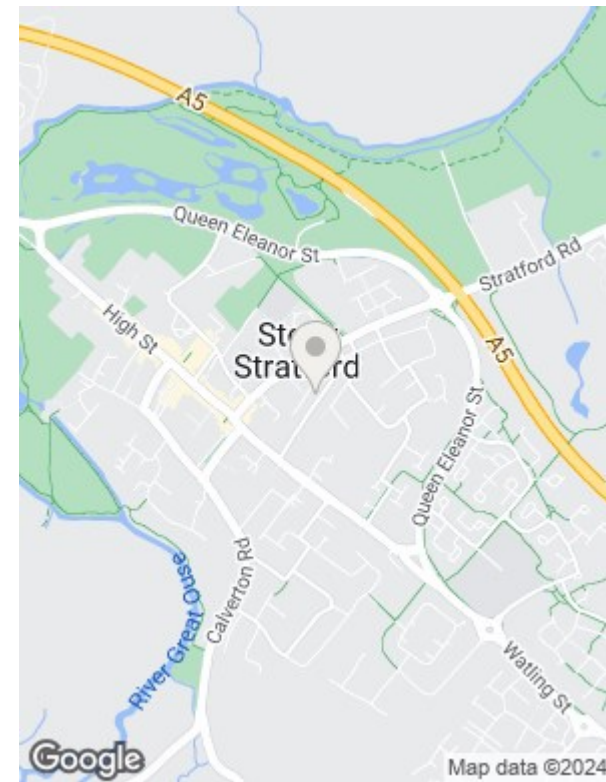


## First Floor



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 misstatement. 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

01908 561010

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

