



The Meadows, Old Stratford, MK19 6BB



7 The Meadows  
Old Stratford  
Northamptonshire  
MK19 6BB

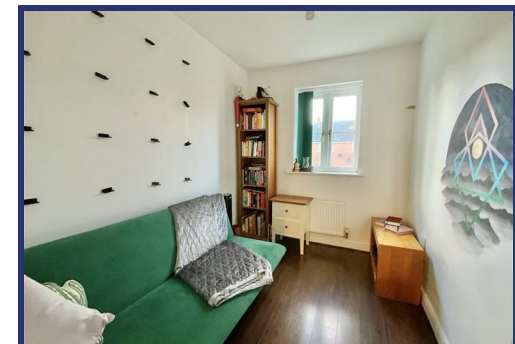
**Offers Over £323,000**

**A well presented 3 bedroom end of terraced house in a popular location, benefiting from a good sized corner plot, garage and driveway.**

The house has accommodation set on two floors comprising; an entrance hall, cloakroom, lounge/dining room and kitchen with appliances. On the first floor there are 3 bedrooms and a bathroom. Outside the property occupies a good sized corner plot with gardens to the front, side and rear, offering the scope to extend (subject to any necessary consent). It has a driveway and garage adjacent to the house.

The property is located on a small development within walking distance of the local primary school, shops and comfortable walking distance of Stony Stratford High Street and the nature reserve.

- End Terrace House
- Good Size Corner Plot
- Scope to Extend (Subject to any necessary consent)
- Garage & Driveway
- 3 Bedrooms
- Cloakroom
- Lounge/ Dining Room
- Kitchen with Appliances
- NO ONWARD CHAIN





### Ground Floor

The front door opens to the entrance hall which has stairs to the first floor and doors to all rooms.

A cloakroom has a W.C, and wash basin.

The lounge/dining room is located to the rear with French doors to the rear garden. Under stairs cupboard.

The kitchen has a range of units to floor and wall levels with worktops, sink, integrated gas hob, electric oven, fridge/ freezer and freestanding washing machine and dishwasher to remain. Window to the front and space for table.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a built-in wardrobe

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a suite comprising W.C, wash basin and bath with shower and screen over. Window to the front and part tiled walls.

### Outside

The property occupies a good size corner plot. To the front there is a small garden and a driveway providing off-road parking. Rear gated and access opens to the side and rear gardens.

The corner plot extends to the side and rear of the property with gardens laid to lawn and a patio area. The gardens are enclosed by brick walls and fencing. The large part made of a scope to extend, subject to any necessary consents that may be required.

### Garage

Single brick built garage with pitched tiled roof up and over door, power and light and loft storage space

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

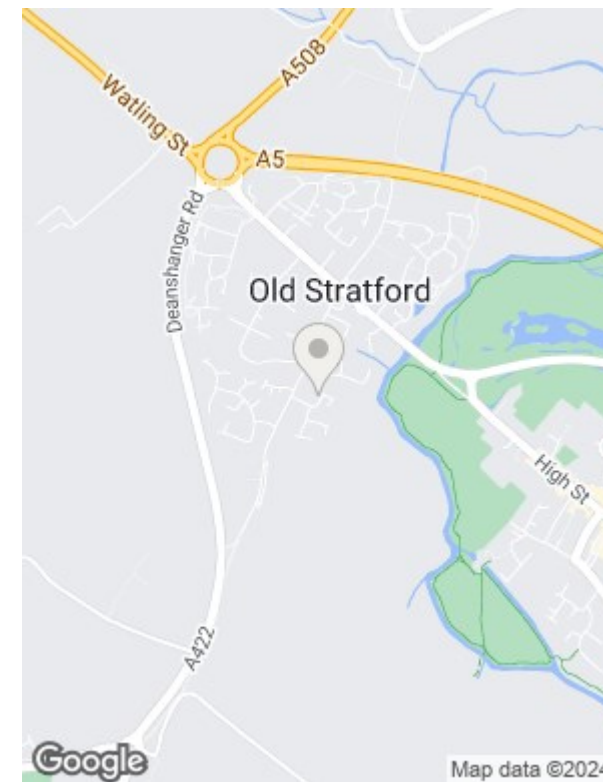
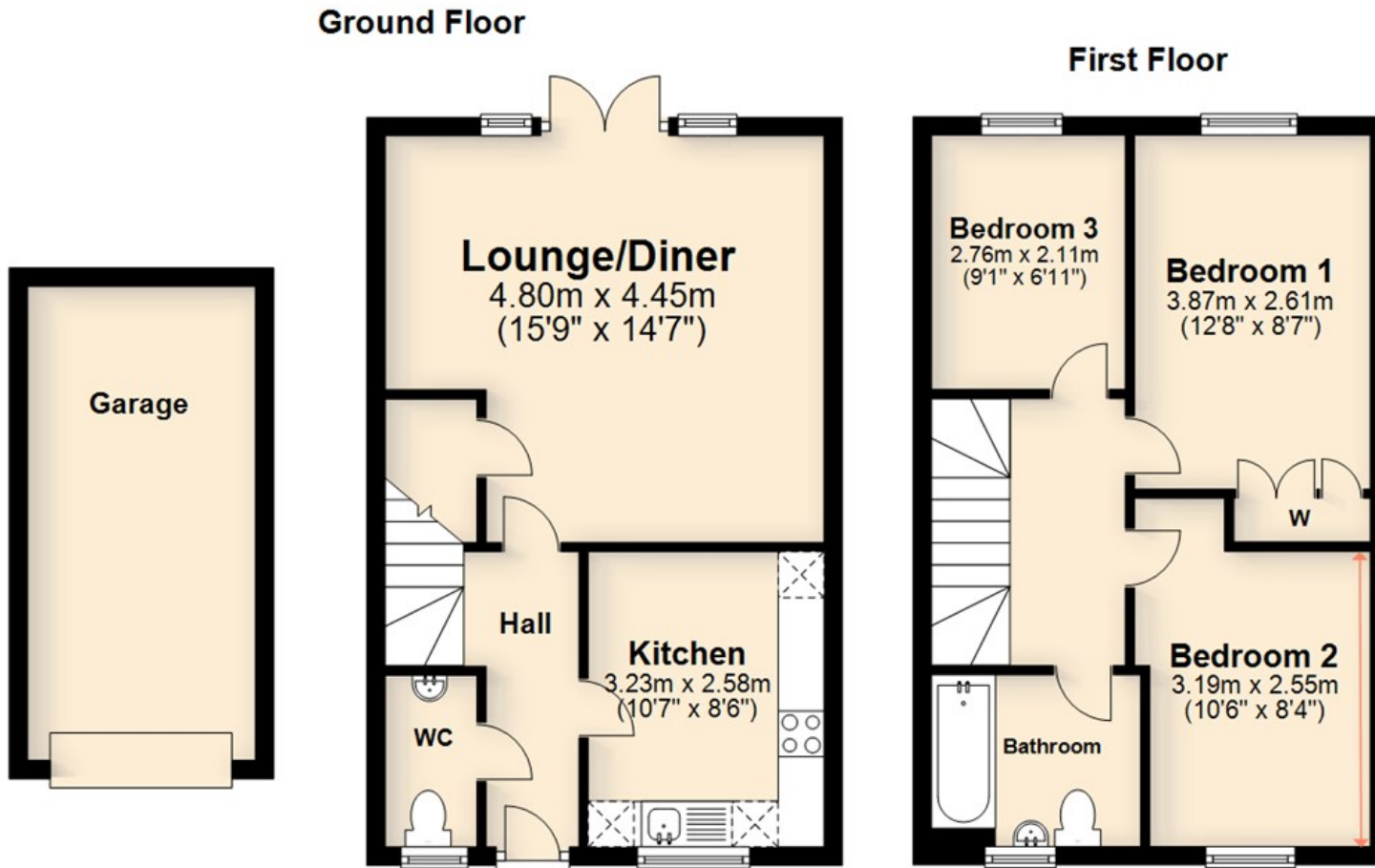
### Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers 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.





### Viewing Arrangements

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

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	73	
(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	

