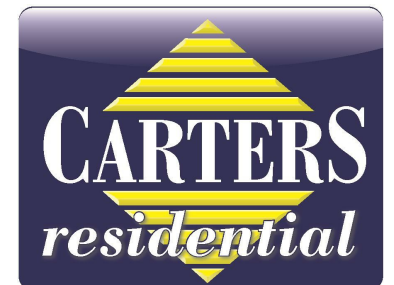




Clarence Road, Stony Stratford, MK11 1JG



94 Clarence Road
Stony Stratford
Buckinghamshire
MK11 1JG

£475,000

A rarely available 4 bedroom 1930's built semi detached house in a popular location close to the town center.

The property has accommodation set over three floors comprising; an entrance hall, cloakroom, living room with fireplace and wooden floorboards, kitchen/dining room and a small utility area. On the first floor there are 3 bedrooms and a bathroom. The second floor has a landing and bedroom 4. Outside the property has good size south/ east facing rear garden.

It is located towards the end of Clarence Road, closest to the town center, and it offered for sale vacant possession with no onward chain.

- 1930's Semi Detached House
- 4 Bedrooms
- Separate Living Room with Feature Fireplace
- Kitchen/ Dining Room
- Cloak Room + Small Utility Area
- Large South/ East Facing Garden
- Closer to Town Centre
- VACANT - NO ONWARD CHAIN





Ground Floor

A storm porch has a front door opening to the entrance hall which has stairs to the first floor with storage under and doors to all rooms.

A cloakroom has a WC and wash basin.

The lounge, located to the front, has an attractive arched cast iron fireplace and mantle piece, stained floorboards and a bay window to the front.

A kitchen/dining room, located to the rear, has a kitchen area with a range of floor level units with worktops and a one a half bowl ceramic sink. Fitted shelving, large range cooker with an electric hob, two ovens and a grill. Space for appliances. Gas central heating boiler. The remainder of the room has plenty of space for a dining table, windows and doors to the rear garden. A small utility area has space for a washing machine, which will remain, worktops and storage units.

First Floor

The first floor landing has a staircase leading to the second floor, a window to the side and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a bay window, fitted double and single wardrobes and a cast iron fireplace.

Bedroom 2 is a double bedroom located to the rear with an attractive view over the rear to the grounds of York house beyond. Built-in cupboard and a cast iron fireplace.

Bedroom 3 is a single bedroom located to the front with the window to the front and a built-in wardrobe.

The bathroom has a white suite comprising WC, wash basin and a bath with both a mixer tap and separate shower over. Tiled floor and walls and a window to the rear.

Second Floor

Stairs from the hall rise to a small landing with a skylight window, and a door to bedroom 4.

Bedroom 4 has a part vaulted roof line, skylight window to the rear and eaves storage cupboards.

Outside

A small front garden is laid with paving and planted, with a path and side gated access to the rear garden,

enclosed by picket fence.

The large south/ east facing rear garden has a paved patio area and the remainder is laid to lawns with established stocked beds. The garden is enclosed by fencing, shrubs and hedges.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

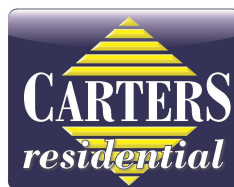
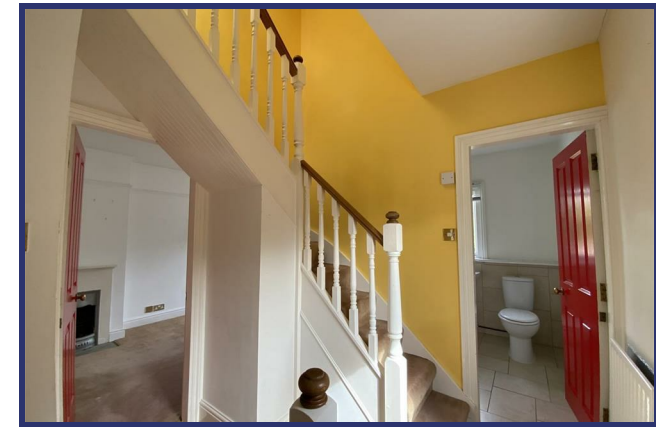
Location - Stony Stratford

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.

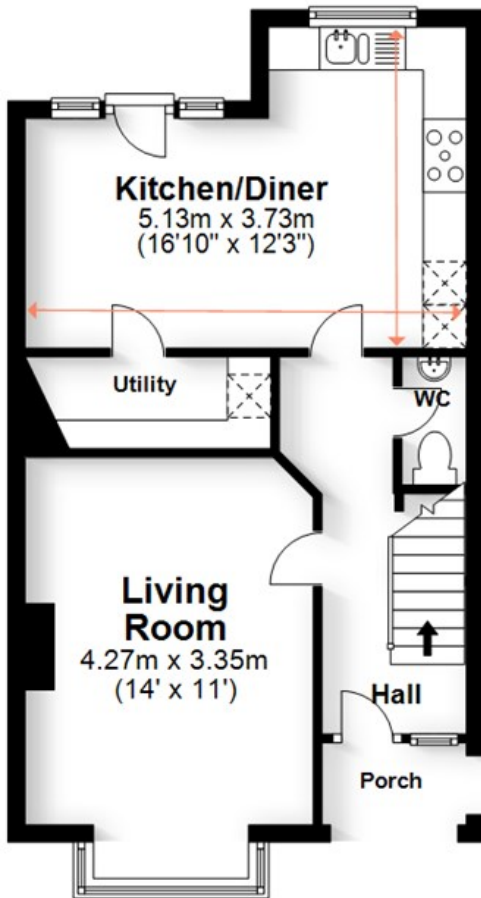






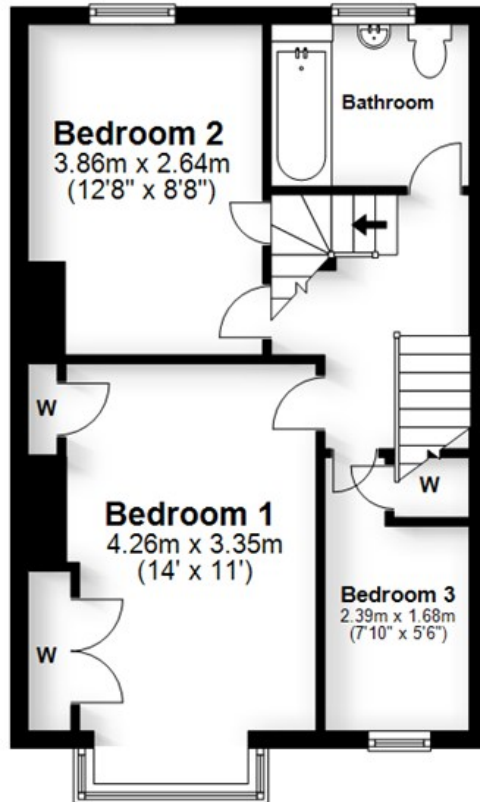
Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



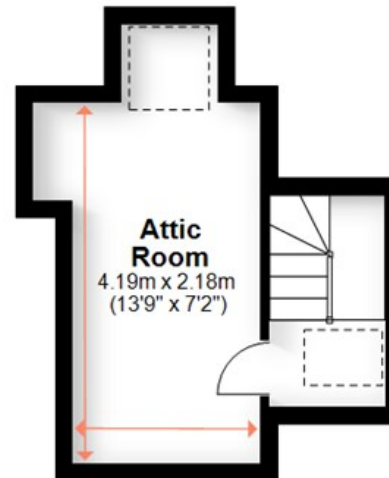
First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



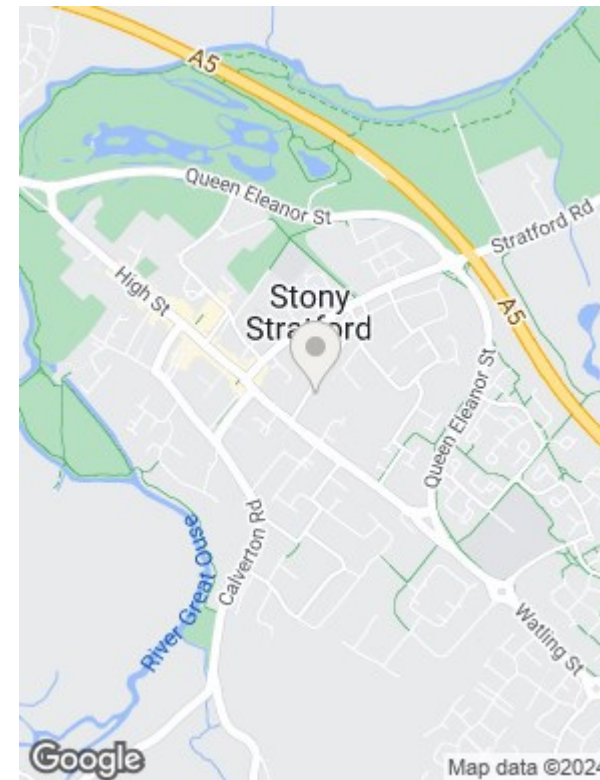
Second Floor

Approx. 14.1 sq. metres (152.2 sq. feet)



Total area: approx. 94.1 sq. metres (1013.2 sq. feet)

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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🖱️ 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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

