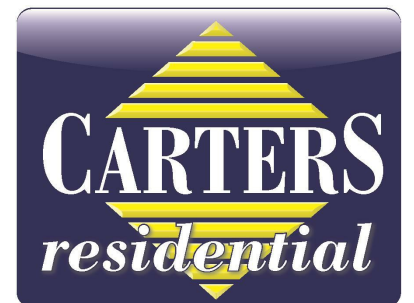




Cosgrove Road, Old Stratford, MK19 6AF





28 Cosgrove Road  
Old Stratford  
Northamptonshire  
MK19 6AF

£330,000

**A lovely 2 bedroom end of terrace Victorian property which has recently been refurbished and benefiting from a large rear garden - around 164 ft in length.**

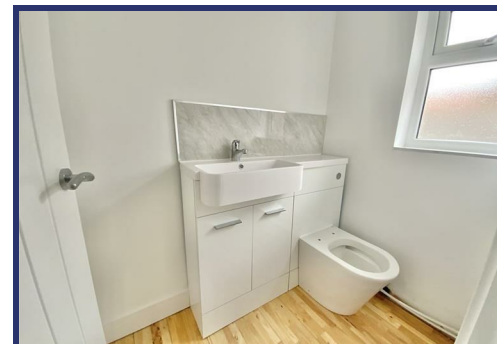
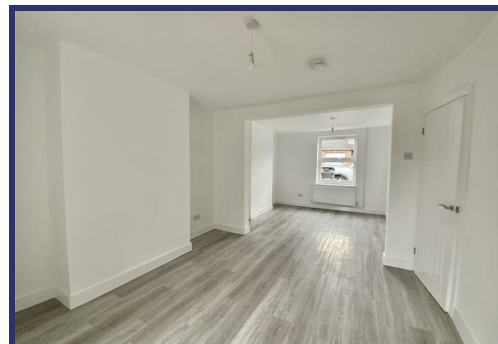


The property has accommodation set on two floors comprising; an entrance hall, lounge and dining areas, new fitted kitchen and cloakroom. On the first floor there are 2 double bedrooms and a new bathroom. Outside there is a front garden, and a large rear garden extending to around 164ft (50m) in length.

The property has been extensively refurbished to include a new kitchen, new bathroom, new central heating, rewiring, plastering, decorating and new floor coverings.

A lovely house, offered for sale with no onward chain.

- Newly Refurbished - Immaculate Presentation
- 2 Reception Rooms
- 2 Double Bedrooms
- Upstairs Bathroom - Downstairs Cloakroom
- New Fitted Kitchen
- Rewired & Re-plastered
- Large Rear Garden - Around 165ft Long
- NO ONWARD CHAIN





### Ground Floor

A front door opens to a hall which has stairs to the first floor and the door to the lounge and dining areas.

The living room is located to the front, and dining area located to the rear with a glazed door opening to the rear garden. Under stairs storage cupboard.

The kitchen has a new range of units to floor and wall levels with worktops, sink unit and an integrated electric oven and electric hob. Central heating boiler. Window to the side and the door to the cloak room.

A cloakroom has a new white suite comprising WC and wash basin with built into a vanity unit. Window to the side.

### First Floor

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

Bedroom 1 is a double bedroom located to the front

Bedroom 2 is a double bedroom located to rear with a lovely view over the rear garden.

The bathroom has a new white comprising WC, wash basin vanity unit and a bath with shower over. Window to the rear

### Outside

The front garden is laid with slate chips. A side pathway leads to the rear garden.

The large rear garden extends to approximately 164ft (50m) in length with a paved patio lawn which is partly enclosed by panel fencing and chain-link fencing. Garden shed, greenhouse and a concrete slab ready for a large garden shed or perhaps to be used as an additional patio.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold )

Local Authority: Milton Keynes Council

Council Tax Band: C

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third

party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.



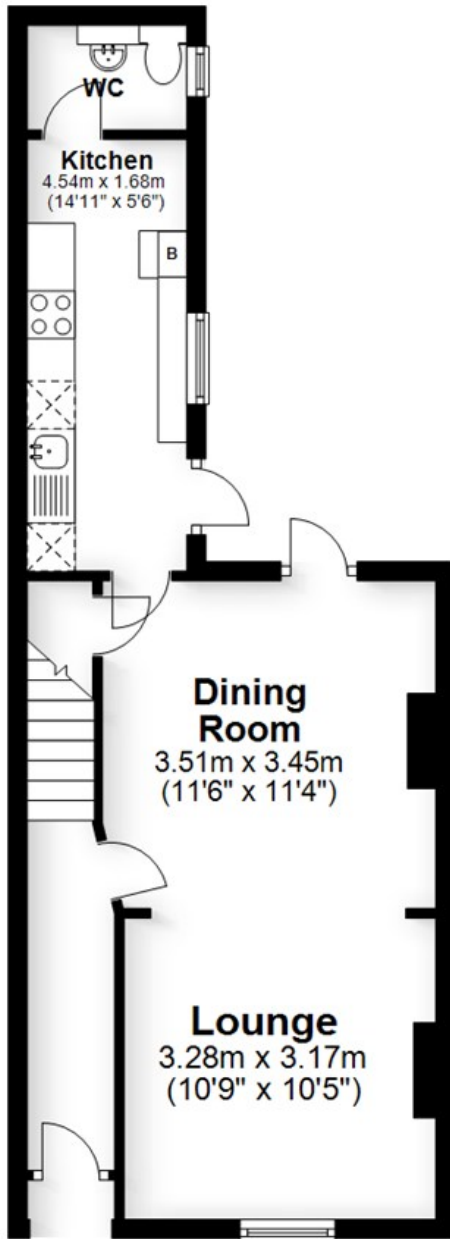






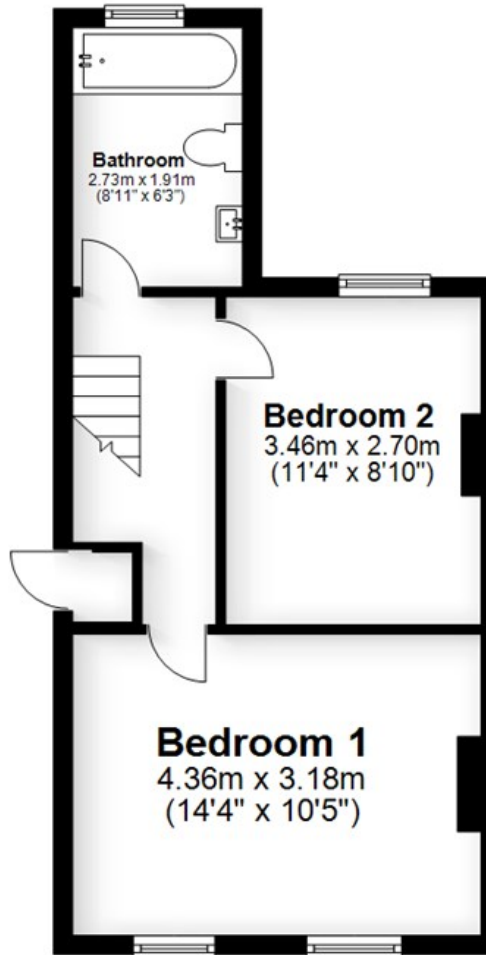
## Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



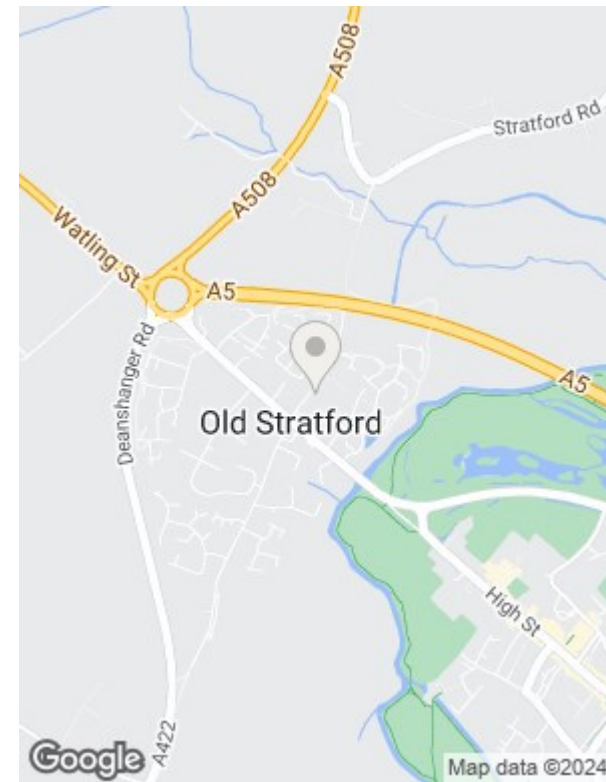
## First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 73.3 sq. metres (788.9 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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

