



Stratford Road, Milton Keynes, MK19 7BD



48 Stratford Road
Cosgrove
Milton Keynes
MK19 7BD

£675,000

A rare opportunity to purchase a large detached bungalow & large garage on a large plot- approaching half an acre in size- offering plenty of scope to extend, develop etc. (subject any necessary consent required).

The site currently comprises the bungalow with adjoining garage of in the region of 1,520 ft.², which requires some modernisation, the adjacent garage/ workshop of approximately 594ft.², and a total plot size approaching half an acre - all located on the edge of the village, adjacent to the Quarries Scout camp.

The bungalow has accommodation comprising an entrance hall, 2 bedrooms, a large living room, separate dining room, large kitchen/ dining room and a large bathroom. It requires modernisation and offers the perfect blank canvas to create your dream home, perhaps extending or redeveloping – subject to any necessary consent required. The plot is enough to split and add additional dwelling/s – again subject to any necessary consent that may be required.

- Bungalow & Attached Garage 1520 ft.²
- Detached Workshop/ Garage 594 ft.²
- Plot of Around Half An Acre.
- Scope to Extend/ Re-develop/ Develop
- Bungalow Requires Modernisation
- Edge of Village Location
- NO ONWARD CHAIN





Accommodation

Double doors open to a small porch which has a door to the entrance hall. The central hall has doors to most rooms and access to the loft. Fitted cupboard.

A large living room is located to the rear with patio doors opening to the garden.

The dining room has a bay window to the side, fitted cupboard and a sliding door to the kitchen.

The large kitchen/ dining room is located to the rear, it has a dated range of units to floor and wall levels, window to the rear, and a door to side lobby.

There are two identical double bedrooms located to the front, each with a bow window.

A large bathroom has a four piece suite comprising WC, wash basin, bath and shower cubicle. A large enough room to split into two, to provide a bathroom and, perhaps, an en-suite shower room to the adjacent bedroom.

The side lobby has doors to front and rear, and a cloakroom with a WC.

Outside

Highlight of this property is its lovely location situated on the edge of the village next to the quarries Scout camp site. Occupies a large plot, approaching half an acre in size mainly comprising lawns that surround the bungalow. Dated entry gives access to a large parking area. This large plot has plenty of scope to extend redevelopment long glow and its layout with suit additional dwellings – subject to any necessary planning permission – consent that may be required.

Main services connected with the exception of sewer ridge is a separate tank located left-hand corner. I

Garage & Workshops

Single Garage 15'6" x 8'11" - Adjoining single garage – currently divided into two by a stud partition large detached garage/workshop prefabricated construction with double entry doors, side pedestrian door, and number of windows, power light and an inspection pint.

Large garage/workshop 42'2" x 14'9" - Prefabricated concrete construction with double access doors, a side pedestrian door, 7 windows, power, light and an inspection pit.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: E

All main services connected with the exception of sewers – there is a septic tank to the front left hand corner of the plot.

Location - Cosgrove

An attractive village situated on the South Northamptonshire and North Buckinghamshire border. Much of the village is located on the Grand Union Canal with pleasant Canal-side walks. The village hosts the popular Barley Mow Pub, a village junior school, and Church. Extensive shopping facilities can be found in nearby Stony Stratford (approx 2 miles) or Central Milton Keynes (approx 6.5 miles) which also has a mainline railway station to London (Euston) with the quickest trains taking just 30 minutes.

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 under take 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

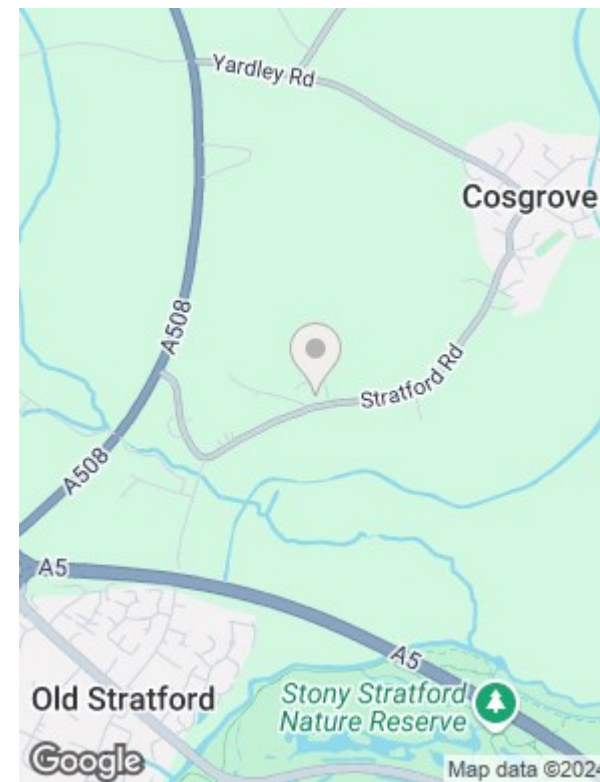
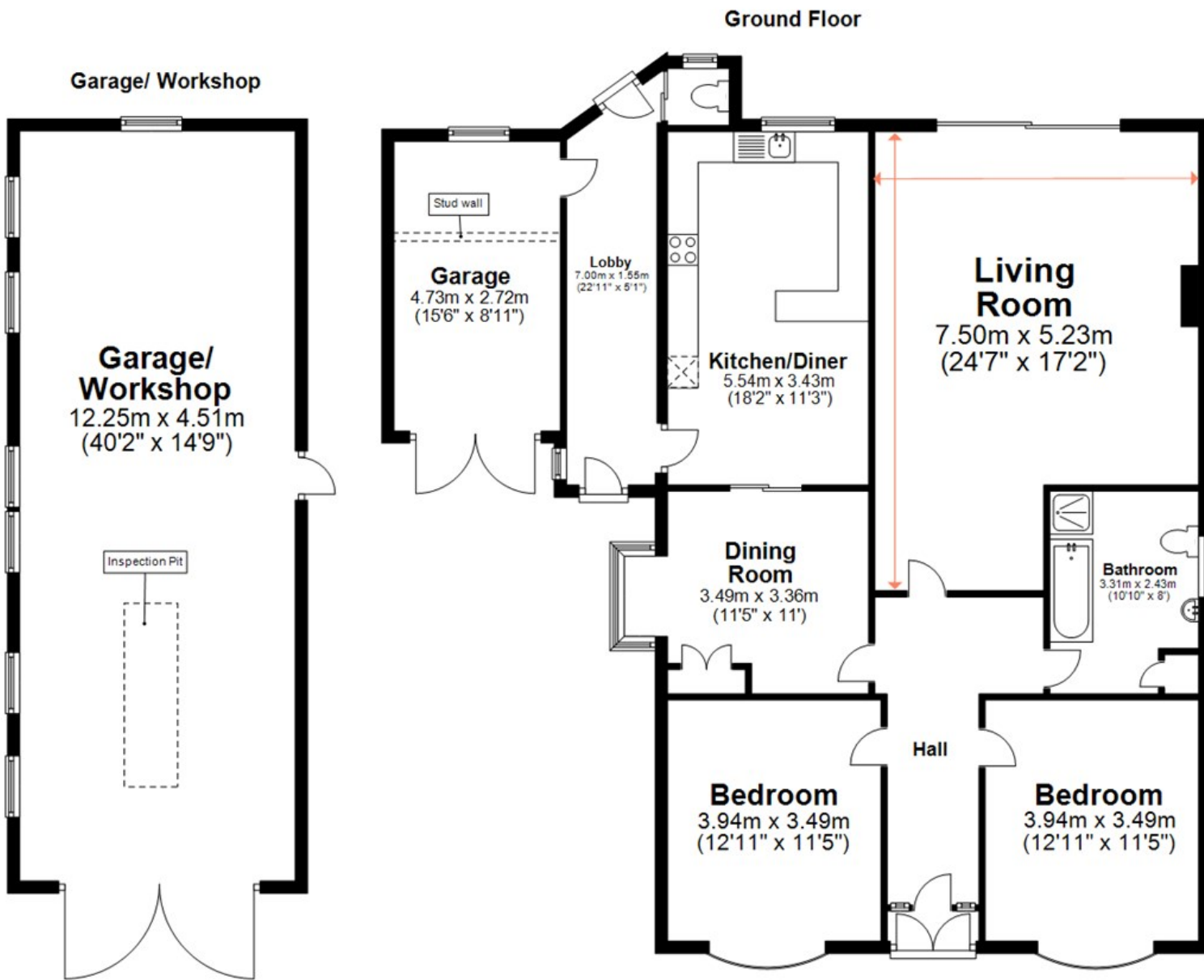
Disclaimer

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	



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.