



Woolrich Gardens, Stony Stratford, MK11 1JX



20 Woolrich Gardens
Stony Stratford
Buckinghamshire
MK11 1JX

£315,000

A modern 3 bedroom end of terrace house, with gardens and parking spaces, and which requires some modernisation, located just a short walk from the town centre.

The property has accommodation set on two floors comprising; an entrance hall, lounge, kitchen/dining room, 3 bedrooms and a bathroom. Outside the property has gardens to the front and rear. The property requires modernisation.

Woolrich Gardens is a small modern development located just a few minutes walk from the town centre and a comfortable walk of some riverside meadows.

Offered with vacant possession and no onward chain - early viewing is recommended.

- Modern End Terrace House
- Close to Town Centre
- 3 Bedrooms
- Separate Lounge
- Kitchen/ Dining Room
- Front & Rear Gardens
- Requires Mordernisation
- 2 x Allocated Parking Spaces
- VACANT - NO ONWARD CHAIN





Ground Floor

The front door opens to the hall which has stairs to the first floor and a door to the living room.

The living room has a window to the front, an under stairs cupboard and a door to the kitchen/dining room.

The kitchen has a range of units to floor and wall levels, worktop and a sink. Window to the rear. The dining area has patio doors to the rear garden.

First Floor

The landing has window to the side and doors to all rooms. Airing cupboard.

Bedroom 1 is a double bedroom located to the right with built-in wardrobes.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a WC, wash basin and bathroom. Window to the rear.

Outside

Front garden is laid lawn, with side gated access to the rear garden.

The rear garden has a patio, lawn and is enclosed by fencing.

The property has two allocated parking spaces in the adjacent parking area and there are additional visitor spaces.

Heating

The property has electric heating with storage radiators and

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

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.

Note for Purchasers

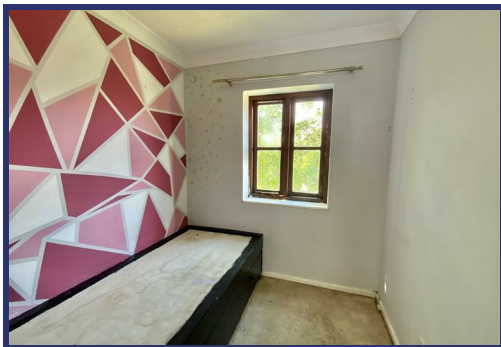
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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.

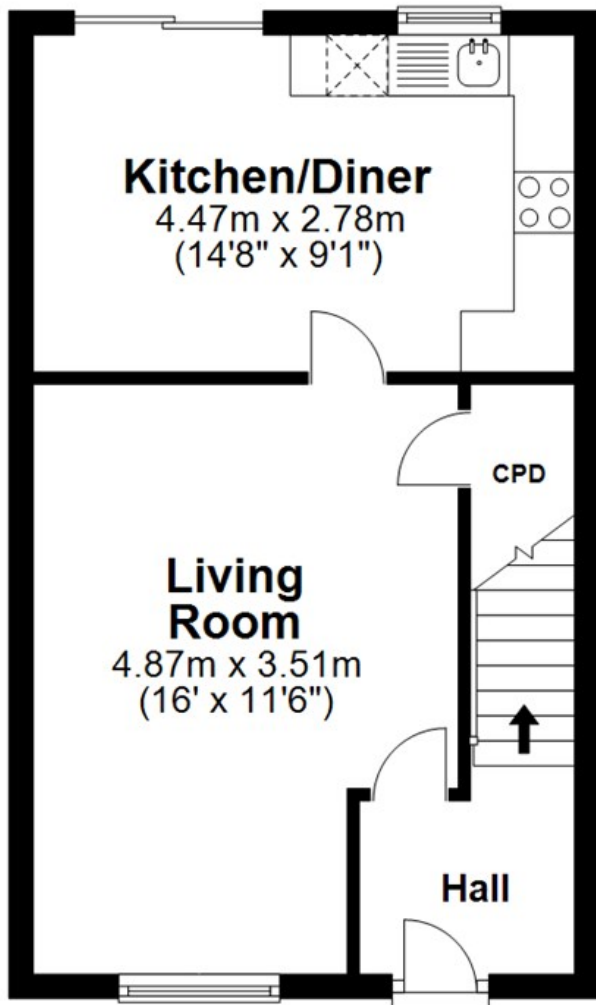
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

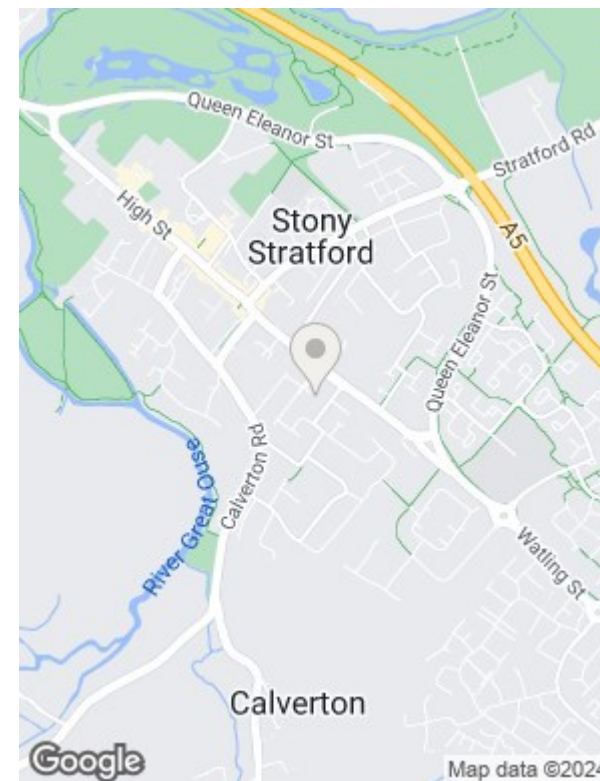
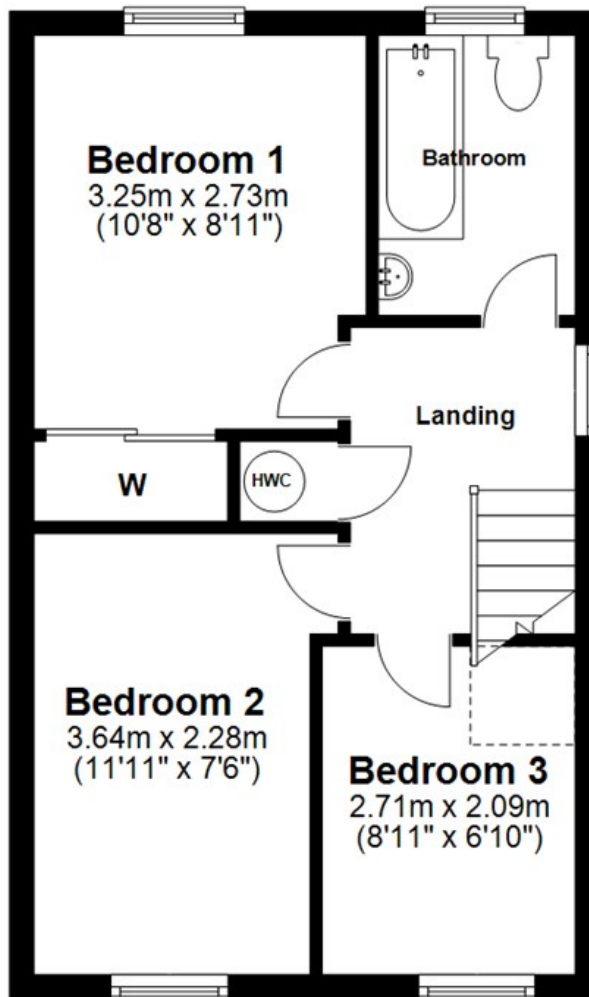
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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



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			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

