



Swan Terrace, Stony Stratford, MK11 1BP



8 Swan Terrace
Stony Stratford
Buckinghamshire
MK11 1BP

£225,000

A beautifully presented and spacious end of terrace one bedroom house in a tucked away location just off the High Street with all the towns facilities on your doorstep.

The house has accommodation set on two floors comprising a living room with a feature fireplace and lovely wooden floor, kitchen fitted with a bespoke handmade range of units, plus a utility. On the first floor there is a large double bedroom with a bespoke range of handmade fitted wardrobes and a large bathroom. The property has a courtyard garden. It is located in a tucked away location just off the town centre with the towns extensive facilities, pubs, cafes, restaurants and shops on your doorstep.

The owner has had many quality improvements carried out at great expense, making for this lovely characterful home which must be seen to be appreciated.

- Stunning 1 Bedroom End Terrace House
- Many Improvement by Current Owner
- Separate Lounge with Fireplace
- Bespoke Hand Made Kitchen
- Large Double Bedroom
- Large Bathroom (First Floor)
- Courtyard Rear Garden
- Tucked Away Town Centre Location





Ground Floor

The front door open to the lounge, a characterful room with a period cast iron fireplace, solid wood floorboards, column style radiator and double glazed window to the front with shutters. A doorway opens to the kitchen.

The kitchen has been fitted in a high quality, bespoke, handmade range of units to floor level to include a larder cupboard, solid wood worktops and a double Belfast sink. Travertine stone tiled floor, window to the rear with window shutter, under stairs cupboard, and stairs to the first floor.

The utility room has space washing machine and fridge/ freezer. Worktop and wall mounted cupboard. Door to the rear garden and window to the rear.

First Floor

The landing has varnished floorboards which run through to the bedroom, and beautiful panel doors to both rooms.

The double bedroom located to the front. It has a range of high quality, bespoke, handmade fitted wardrobes (two doubles), a window to the front with shutters and a column radiator.

A fabulous and large bathroom has a three-piece comprising WC, Victorian style wash basin on a stand and a shower bath with glass screen and shower over. Tiled floor, walls and an airing cupboard housing the gas central heating boiler. Window with shutter blinds to the rear.

Outside

Side gated access leads to the south east facing courtyard rear garden and side yard area which is laid with concrete, raised beds, and is enclosed by brick walls.

Parking

There is plenty of free, unrestricted, on street parking nearby, and residents of Swan Terrace can also apply for a parking permit with the local authority for a nearby car park, giving free, unrestricted parking. Permits cost around £20 per vehicle per year.

Heating

The property has gas to radiator central heating with column style radiators. New boiler fitted 2019 - serviced annually by British Gas

Cost/ Charges/ Property Information

Tenure: Freehold /

Local Authority: Milton Keynes Council

Council Tax Band: A

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 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

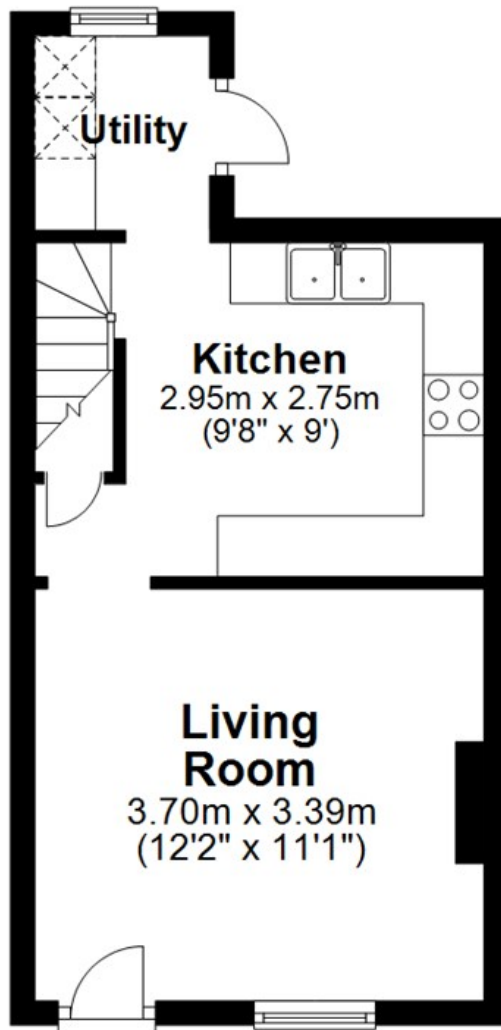
Disclaimer

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.

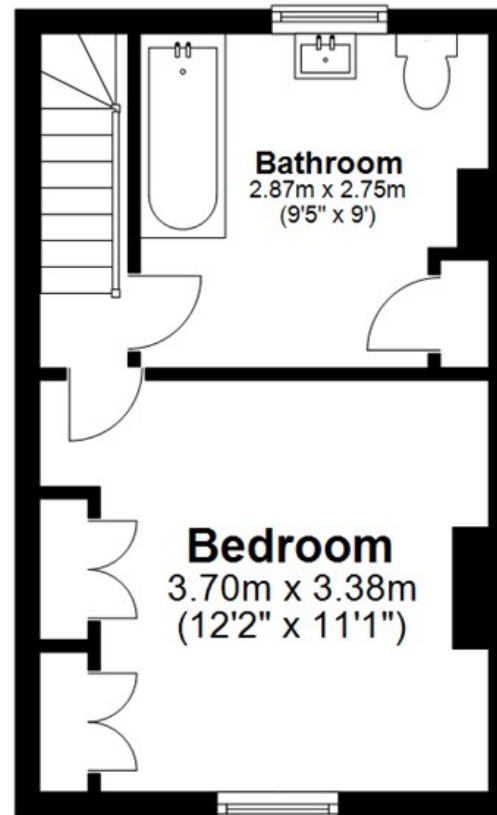




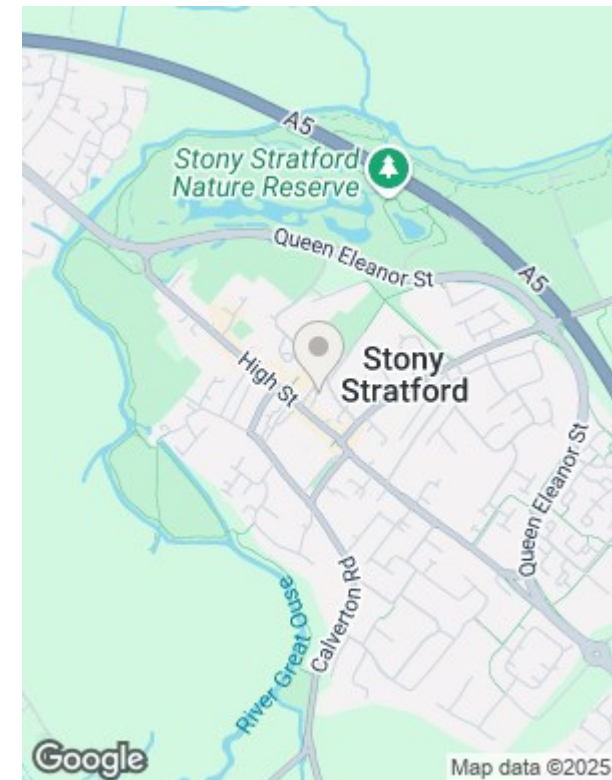
Ground Floor



First Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

