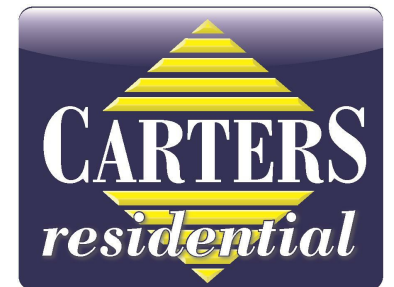




Manshead Court, Stony Stratford, MK11 1NR



18 Manshead Court  
Stony Stratford  
Milton Keynes  
MK11 1NR

£345,000

**A well presented 3 bedroom semi detached house with driveway, garage and garden – just recently redecorated with new carpets fitted.**

The house has accommodation set on two floors comprising; an entrance hall, large utility cupboard, cloakroom, living room, and dining room which is open to the kitchen. On the first floor, there are 3 bedrooms and a large bathroom. Outside the property has a driveway behind gates, garage and an enclosed garden. It fronts an attractive tree lined green. The property is well presented throughout, having been recently redecorated with new carpets and floor coverings fitted to most rooms.

A lovely house which must be seen and which has the important benefit of being offered chain free.

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Large Bathroom + Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Just Redecorated & New Carpets
- Fronting a Tree-lined Green
- CHAIN FREE





### Ground Floor

A front door opens to the entrance hall which has stairs to the first floor, a large walk in utility cupboard and doors to all rooms.

The cloakroom has a WC and wash basin.

The lounge, located to front, has a window overlooking the tree lined green. Door to dining room.

A dining room has sliding patio doors to the rear and is open plan to the kitchen.

The kitchen has range of units to floor and all levels with worktops and sink. Kitchen appliances including a cooker, fridge and freezer may be available..

### First Floor

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

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is located to the rear.

The bathroom has a suite comprising WC, wash basin and bath. Windows to the front.

### Outside

As with the majority of houses on Galley Hill, the front gardens belong to MK Council, although they are used and maintained by the home owners. A private driveway sits behind the gates at the side leading to the garage and rear garden.

The south/ east facing rear garden has a paved patio, lawn, some plant beds and is enclosed by fencing.

### Garage

Single garage with a brand new up and over door fitted July 2024.

### 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 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

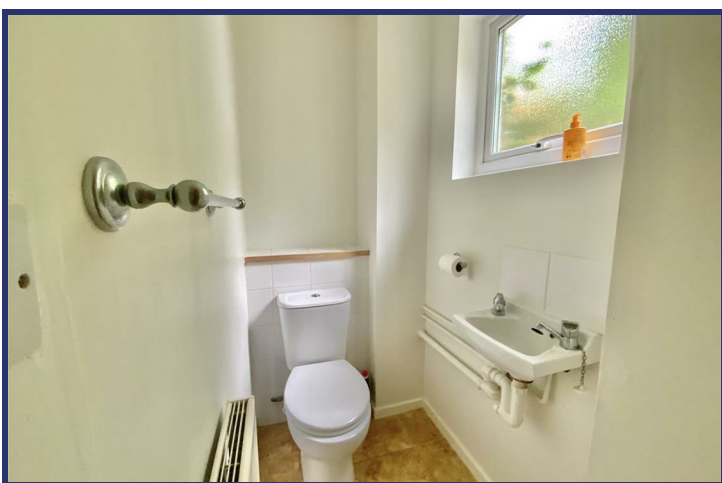
### Location - Stony Stratford

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

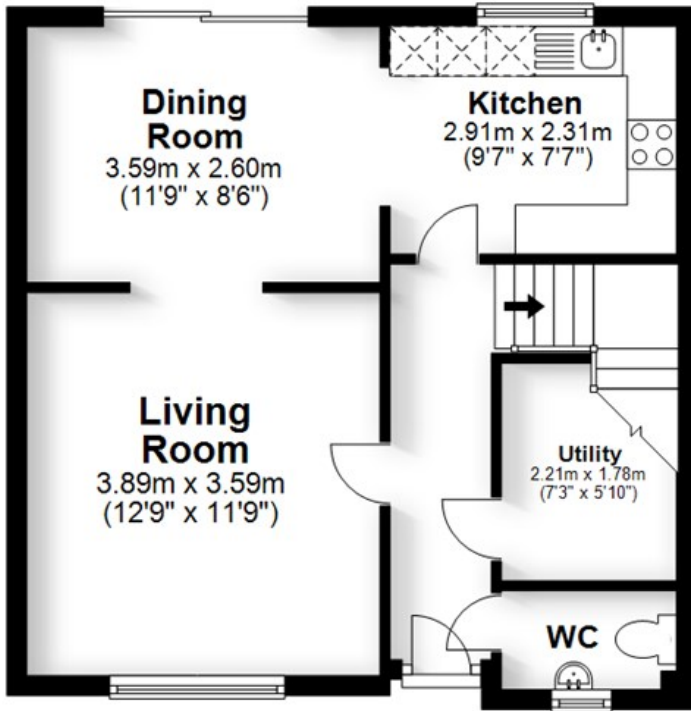
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





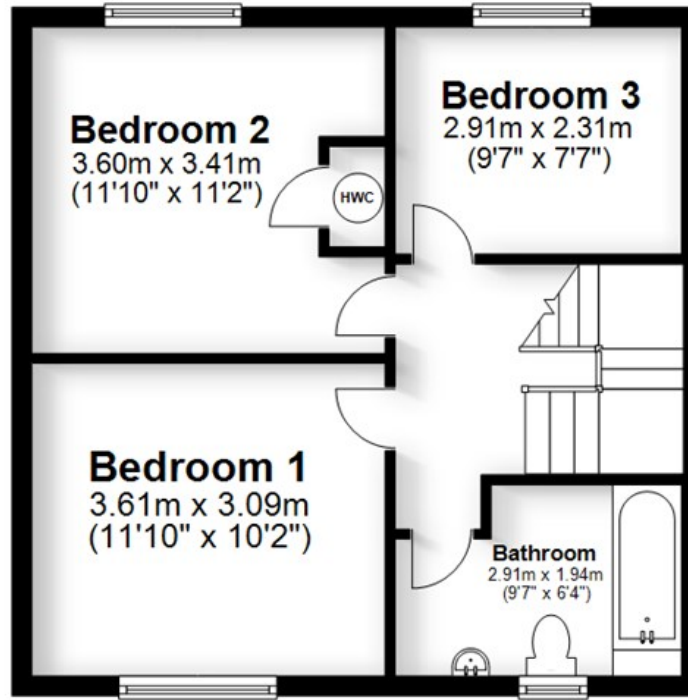
### Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



### First Floor

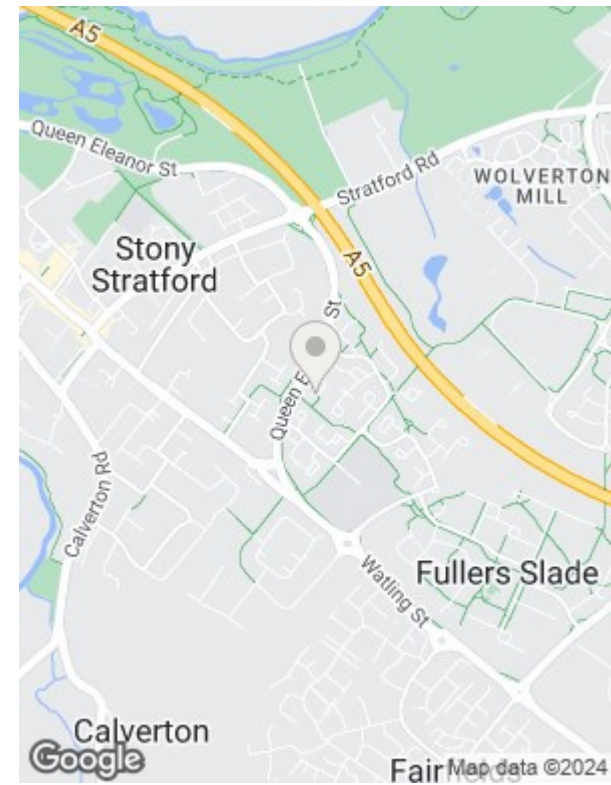
Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 87.2 sq. metres (938.3 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		87
(81-91)	B		
(69-80)	C	68	
(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	

