



Clarence Road, Milton Keynes, MK11 1JD





48 Clarence Road  
Stony Stratford  
Milton Keynes  
MK11 1JD

£325,000

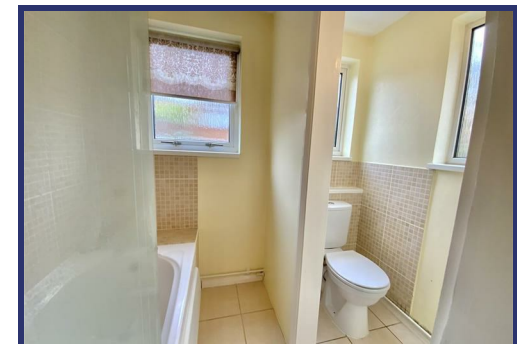
**A well presented 2 bedroom terrace house with 2 reception rooms, gardens and a garage- offered for sale vacant & with no onward chain.**

The property has accommodation set on two floors comprising; a porch, entrance hall, 2 reception rooms- both with feature fireplaces, larger than average kitchen for the area and a ground floor bathroom. On the first floor there are 2 double bedrooms and a cloakroom with WC.

Outside the house has gardens to the front and rear and a brick built garage, with the benefit of street parking to both of front and rear.

Clarence Road is a popular street just a short walk from the High Street and the property is offered for sale with vacant possession and no onward chain.

- 2 Reception Rooms with Feature Fireplaces
- 2 Double Bedrooms
- Ground Floor Bathroom
- First Floor WC
- Period Panel Doors
- Front & Rear Gardens
- Brick Built Garage
- Short Walk to Town Centre
- VACANT - CHAIN FREE







### Ground Floor

The front door open to a porch with a further glazed door to the hall which has an under stairs cupboard and a door to the dining room.

Dining room has a feature fireplace, window to the rear, concealed staircase to the first floor, door to the kitchen and an open doorway to the living room.

The living room has a bay window to the front, a fireplace with a tiled surround, and an arch window looking through to the entrance hall.

The kitchen has a range of units to floor and walls with worktops, 1 1/2 bowl sink unit, electric hob and space for an integrated oven (not provided). Space for appliances. Cupboard housing gas central heating boiler.

The bathroom has a suite comprising bath with shower over and wash basin. A separate WC. Windows to the rear and side.

### First Floor

The landing has access to the loft and doors to both bedrooms.

Bedroom 1 is a double bedroom located to the front with a range of fitted wardrobes spanning one wall.

Bedroom 2 is a double bedroom located to the rear with fitted wardrobes, a window to the rear and a door to an en-suite cloakroom.

The ensuite cloakroom has a WC and wash basin.

### Outside

A front garden is enclosed by low brick wall and has a path to the front door.

The rear garden has a concrete pathway, artificial lawn, and some beds. Rear gated access leading to some on street parking at the rear in addition to the street parking at the front of the property.

### Garage

Brick built attached garage with up and over door, pedestrian door and window.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### 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.



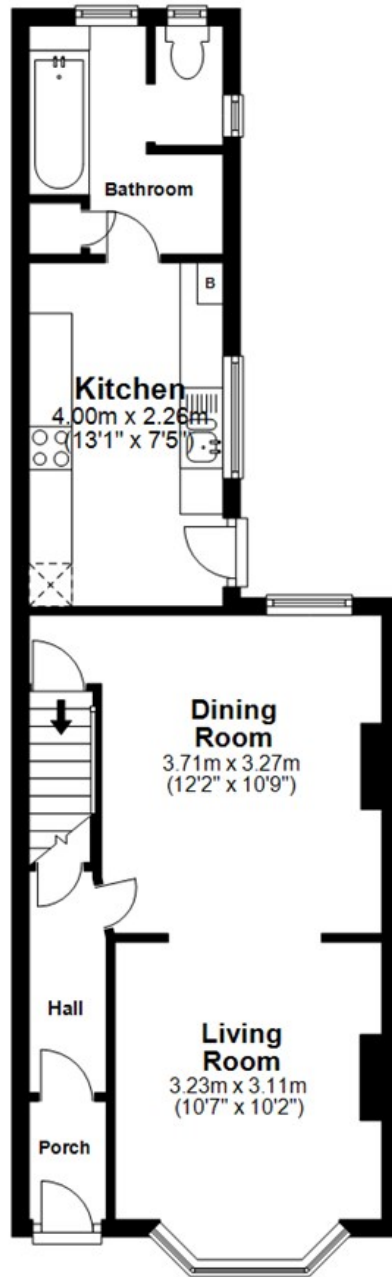






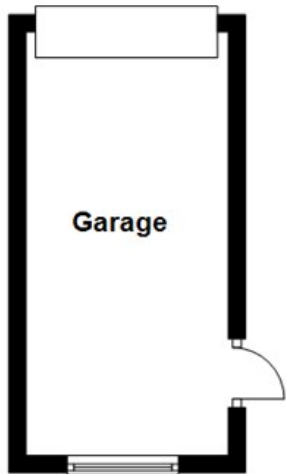
## Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



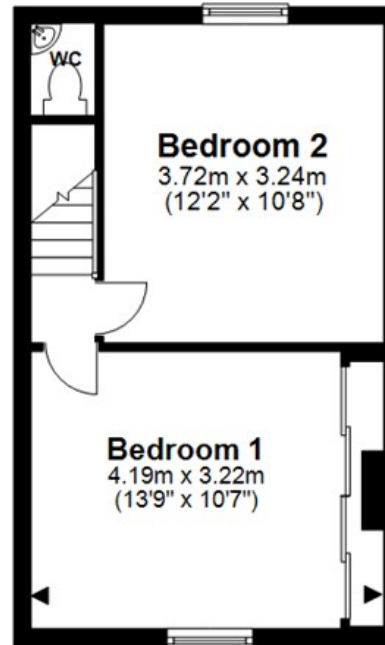
## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



## First Floor

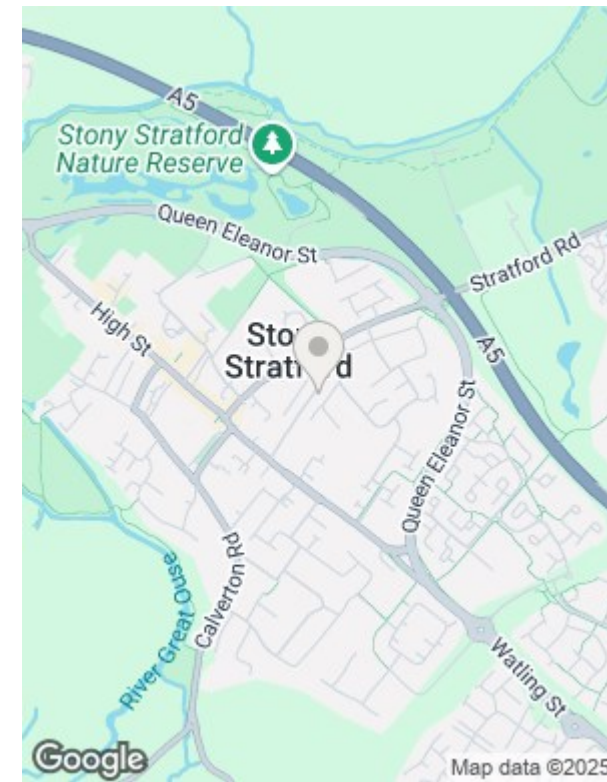
Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

