



Calverton Road, Stony Stratford, MK11 1HN



45 Calverton Road  
Stony Stratford  
Buckinghamshire  
MK11 1HN

£425,000

**A 1930s end of terrace 3 bedroom house with large gardens on this popular terrace.**

The property has accommodation set on two floors comprising; an entrance hall, living room, dining room, and kitchen. On the first floor there are 3 bedrooms and a bathroom. The property does require some modernisation, although it has had new bathrooms and kitchens fitted in recent times.

Outside the property has large gardens to the front and rear and there is plenty of scope for extensive off-road parking.

A rare opportunity to purchase one of these popular homes, in a great location, and offering scope to create your dream home.

- Popular 1930's House
- 2 Reception Rooms
- 3 Bedrooms
- Replacement Kitchen & Bathroom
- Plenty of Scope for Other Improvements
- Large Gardens - Scope to Extend
- Scope for a Large Driveway
- Great Location for Town Centre
- Close to Riverside Meadows & Walks
- NO ONWARD CHAIN





### Ground Floor

A storm porch has a front door opening to an entrance hall which has stairs to the first floor with a cupboard under, and doors to all rooms.

The living room, located to the front, has a bay window and a period fireplace.

A separate dining room is located to the rear with a window overlooking the large rear garden, and a tiled fireplace.

The kitchen has new units to floor and wall levels with worktops, a sink, an integrated oven and electric hob and space for most appliances. Window to the side and door to the rear.

### First Floor

The landing has a window to the side and period panel 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 a single bedroom located to the rear.

The bathroom has a white suite comprising WC, wash basin and bath.

### Outside

A long front garden is currently overgrown, but all neighbouring properties have converted their front gardens into large driveways, so there is scope to have a substantial driveway.

The large rear garden extends to approximately 105 ft. laid to lawn with overgrown beds. Brick built out house. A fence line is erected to the left boundary and rear boundary but there is currently no fence line dividing numbers 45 and 47.

### 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

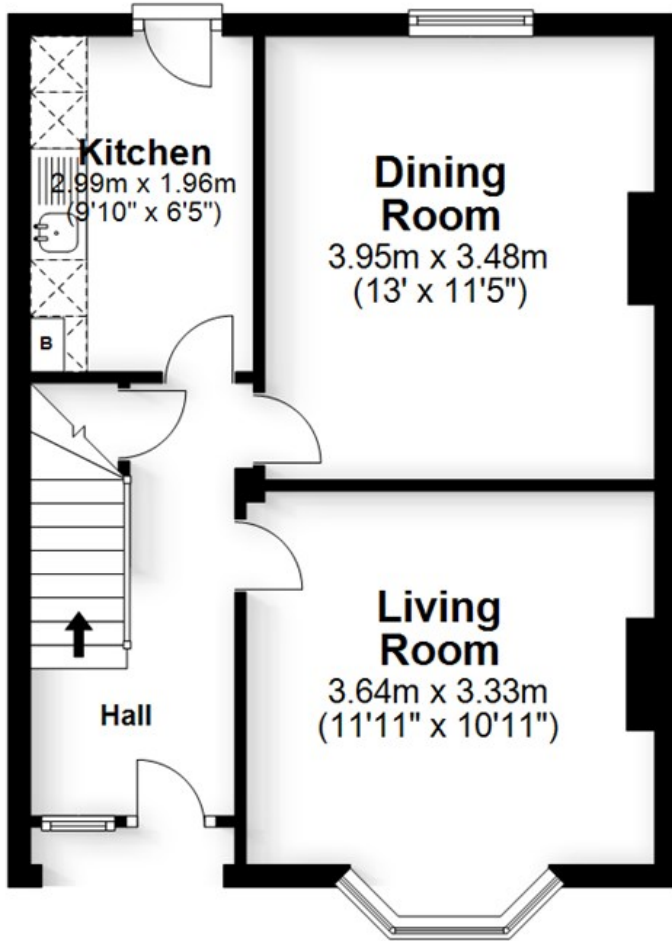
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

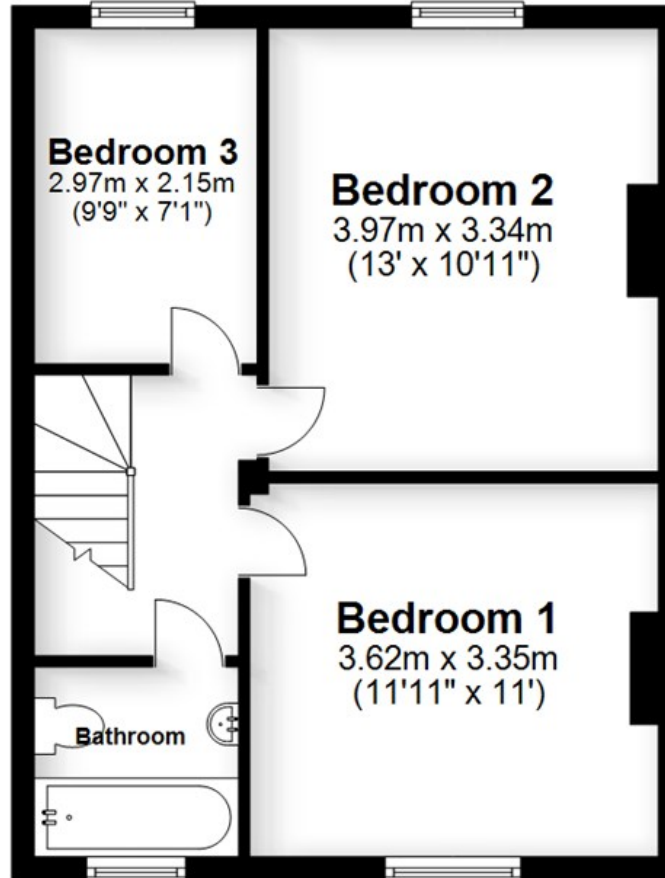
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



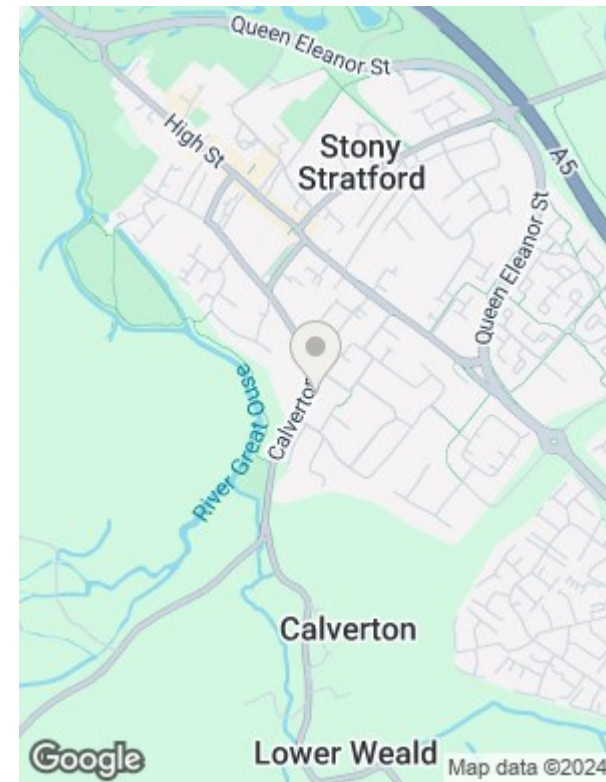
## Ground Floor



## First Floor



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		
(81-91)	B		
(69-80)	C		
(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	

