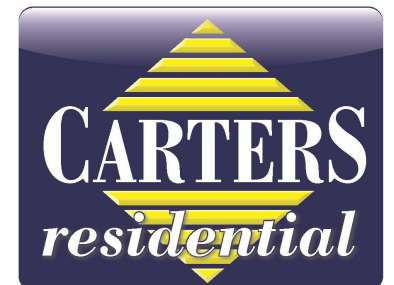




Woolrich Gardens, Stony Stratford, MK11 1JX



**16 Woolrich Gardens
Stony Stratford
Buckinghamshire
MK11 1JX**

£300,000

**A modern 3 bedroom end of terrace house
located close to the town centre.**

The property has accommodation set over two floors comprising; an entrance hall, living room, kitchen/dining room. On the first floor there are 3 bedrooms and a bathroom. The property benefits from UPVC double glazing and it has electric heating.

Outside there are gardens to the front and rear and two allocated parking spaces. It is located just a short walk from the town centre.

Offered for sale with no onward chain.

- Modern End Terrace House
- 3 Bedrooms
- Living Room
- Kitchen/ Dining Room
- Front & Rear Gardens
- 2 Allocated Parking Spaces
- Short Walk to Town Centre
- Scope to Improve - Priced to Reflect
- VACANT FOR A CHAIN FREE SALE





Ground Floor

The entrance hall has stairs to the first floor and a door to the living room.

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

The kitchen/dining room has a range of units to floor and wall levels with worktops and a sink unit. Space for appliances. The dining area has space for a table, and French doors opening to the rear garden.

First Floor Landing

The landing has access to the loft, a window to the side and an airing cupboard housing the hot water cylinder.

Bedroom 1 is a double bedroom located to the rear with a built-in wardrobe.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a grey coloured suite comprising WC, wash basin and a bath with mixer tap shower over. Tiled walls and a window to the rear.

Gardens & Parking

Small front garden

The rear garden has a combination of paving gravel and planted areas and is enclosed with a combination of fencing and brick walls

There are two allocated parking spaces to the immediate front of the property

Heating

Electric heating with a combination of panel and storage radiators.

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 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

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.

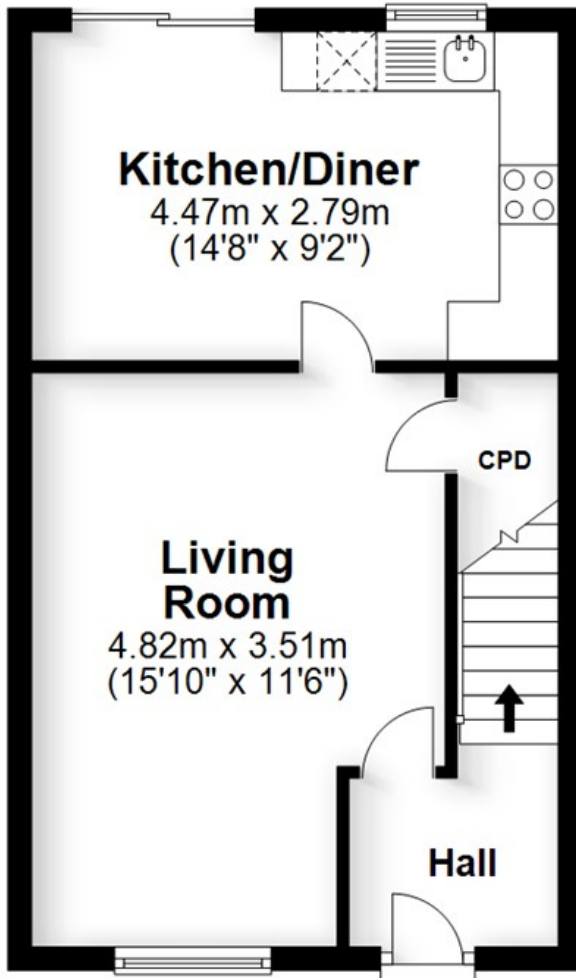
Disclaimer

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.



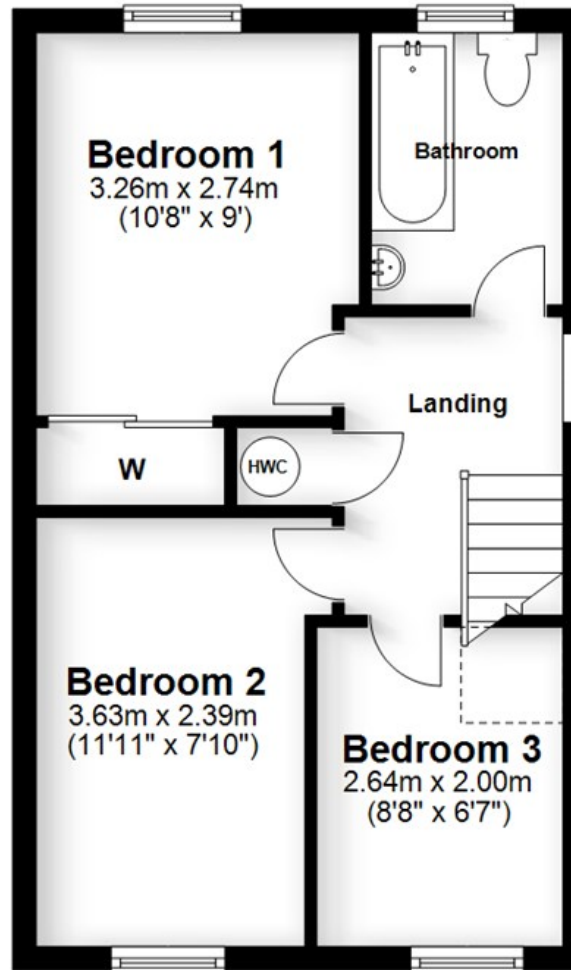
Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



First Floor

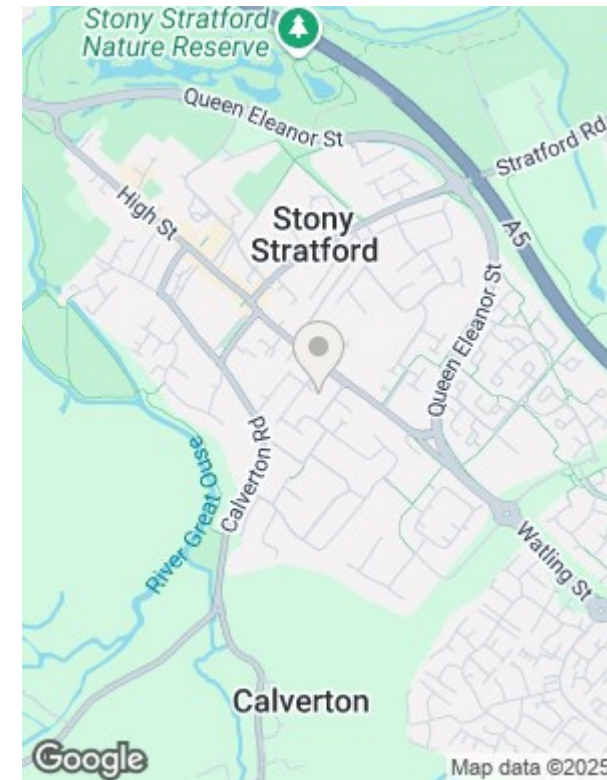
Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 69.1 sq. metres (743.5 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		89
(81-91) B		
(69-80) C		67
(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

