



Prospect Road, Stony Stratford, MK11 1BL





11 Prospect Road  
Stony Stratford  
Buckinghamshire  
MK11 1BL

**£375,000**

**A well presented 3 bedroom Victorian terrace house in this sought after location, just off the town centre, and a minutes walk to riverside meadows and walks.**

The property has characterful accommodation set on two floors comprising; an entrance hall, open plan lounge and dining areas with feature fireplaces, modern fitted kitchen and a modern shower room. On the first floor there are 3 good size bedrooms. The property has character features to include fireplaces, period panel doors and period sash windows. It has a lovely rear garden, and is conveniently located just a short walk from the High Street and picturesque riverside meadows.

Offered for sale chain free.

- Well Present Victorian House
- Located Just Off the Town Centre
- Short Walk to Riverside Meadows
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Period Panel Doors
- Feature Fireplaces
- Period Sash Windows
- VACANT - CHAIN FREE SALE







### Ground Floor

An attractive period front door opens to the entrance hall which has stairs to the first floor and a period panel door to the lounge/dining room.

The lounge area, located to the front, has a bay window with sliding sash windows, a feature fireplace, and is open to the dining area at the rear which has a feature fireplace, French doors opening to the rear garden, storage cupboard and a glazed panel door to the kitchen.

The kitchen has a modern range of units to floor and wall levels with worktops, sink unit and integrated appliances to include a gas hob, extract hood and oven. Space for a washing machine. Small breakfast bar, sliding sash window and door to the side, and a door to the shower room.

The shower room has a modern suite comprising WC, wall mounted wash basin and a double size shower with glass screen and tiled walls. Window to the side.

### First Floor

The landing has a storage cupboard, access to the loft and period panel doors in a natural pine finish to all rooms.

Bedroom 1 is a large double bedroom located to the front with two sliding sash windows to the front and a period cast iron fireplace.

Bedroom 2 is a double bedroom located to the rear with a sliding sash window and a period cast iron and fireplace.

Bedroom 3 is a good sized room located to the rear with a sliding sash window, an attractive view over the rear garden and through trees to riverside meadows beyond.

### Outside

An attractive rear garden has patio areas, lawns and stocked beds and boards. The garden is enclosed by fencing and hedges.

### Heating

The property has gas to radiator central heating.

### 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.



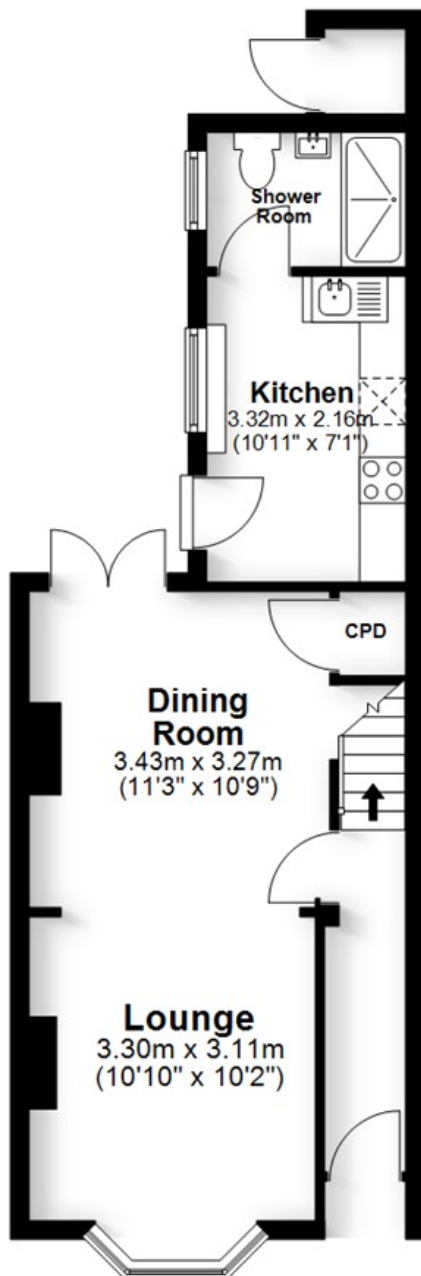






## Ground Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



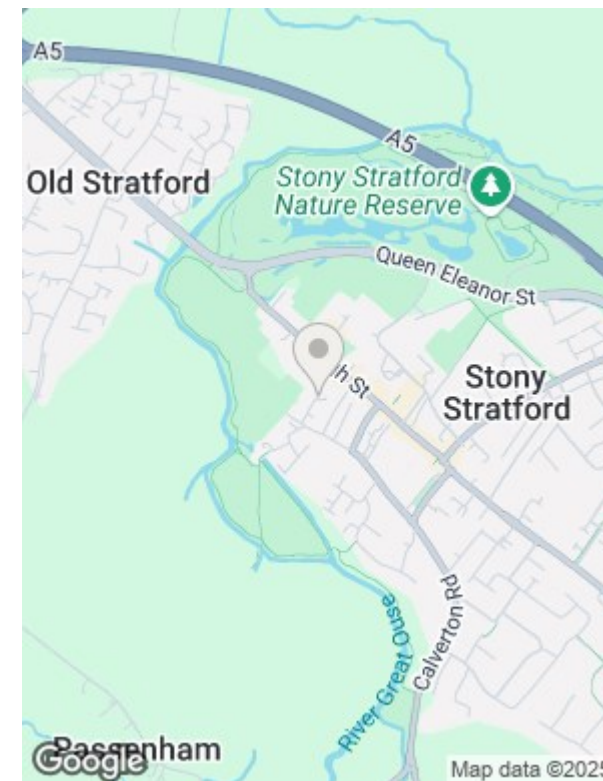
## First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 75.5 sq. metres (813.1 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		86
(81-91)	B		
(69-80)	C		60
(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	

