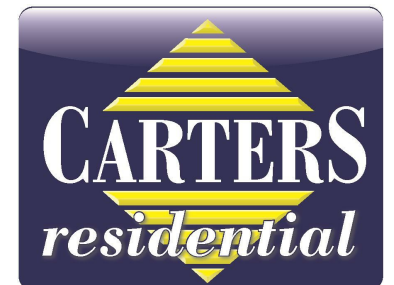




High Street, Stony Stratford, MK11 1AT



125 High Street
Stony Stratford
Buckinghamshire
MK11 1AT

Offers Over £425,000

A very well presented and characterful Grade II Listed eighteenth century terraced house located at the north end of Stony Stratford's High Street - just a short walk to the town center shops and riverside meadows .

The property is thought to date from the middle of the 1700s and has characterful accommodation set over three floors comprising a long entrance hall and inner lobby, 2 reception rooms, both with fireplaces, and a modern fitted kitchen. On the first floor there is a landing, 2 bedrooms and a bathroom and on the second floor a large bedroom. There is an enclosed rear garden with rear access. Character features include 3 fireplaces, exposed ceiling timbers, sash windows and panel doors.

This is a fabulous property in a great location and early viewing is recommended.

- Characterful Grade II Listed House
- 2 Reception Rooms with Fireplaces
- 3 Bedrooms
- Modern Fitted Kitchen & Bathroom
- Open Fireplace & Wood Burner
- Gas to Radiator Heating
- Enclosed Rear Garden
- Conveniently Located Close to Town Centre





Ground Floor

A long hallway gives access to an inner hall, dining room and kitchen. It has an overhead window and stripped panel doors to all rooms .

The inner hall has a wooden floor and stripped panel doors to both rooms. Stairs rise to the first floor. Steps lead up to the living room.

The living room is located to the rear of the house with a glazed door opening to the rear garden. It has a fireplace incorporating a wood burning stove.

The dining room is located to the front and has a large bay with a sliding sash window and a window seat. Victorian cast iron fireplace with tiled inserts. Feature display arches.

The kitchen has a high vaulted ceiling, a bay window overlooks the garden and windows to the side aspect. It is fitted in a range of units to wall and base levels with work surfaces, inset sink, oven and gas hob, integrated dishwasher. Useful pantry, tiled flooring and stable door to the rear garden.

First Floor

The landing is set over two levels and has stripped panel doors to all rooms and a door leads to stairs rising to the second floor. Under-stairs cupboard.

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

Bedroom 2 is located to the rear aspect with a window overlooking the rear garden and a built-in wardrobe.

The bathroom has a white suite comprising low level WC, wash hand basin with vanity unit under and panel bath with shower over. Part tiling to walls.

Second Floor

Stairs rise into bedroom 3 - a double bedroom with dormer window to the front aspect and a range of built-in cupboards, wardrobes and eaves storage cupboards. Access to loft.

Outside

The rear garden is landscaped with low maintenance in mind with a combination of paving, gravel and timber decking. The garden has stocked beds and is enclosed by fencing and brick wall and has rear gated access.

Cost/ Charges/ Property Information

Tenure: The property has a flying freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

Location - Stony Stratford

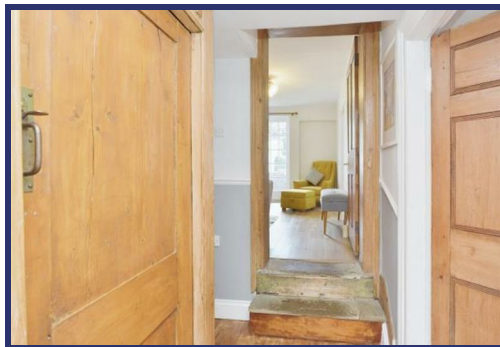
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

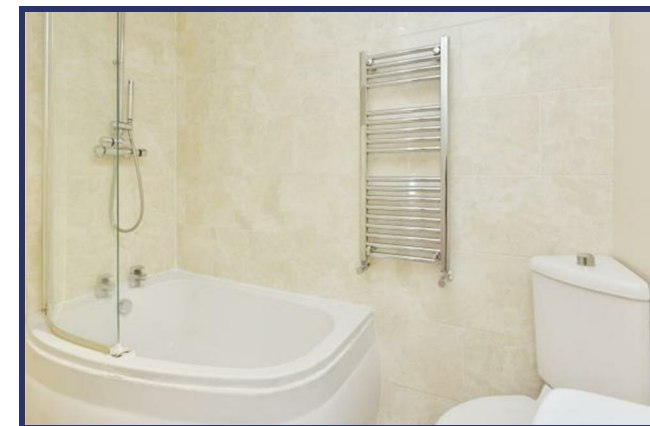
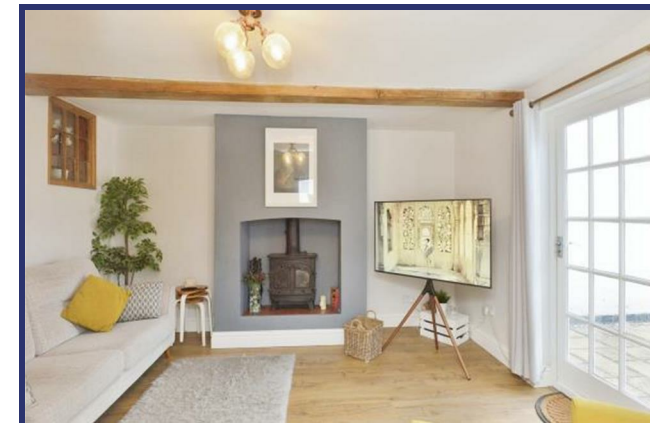
Note for Purchasers

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

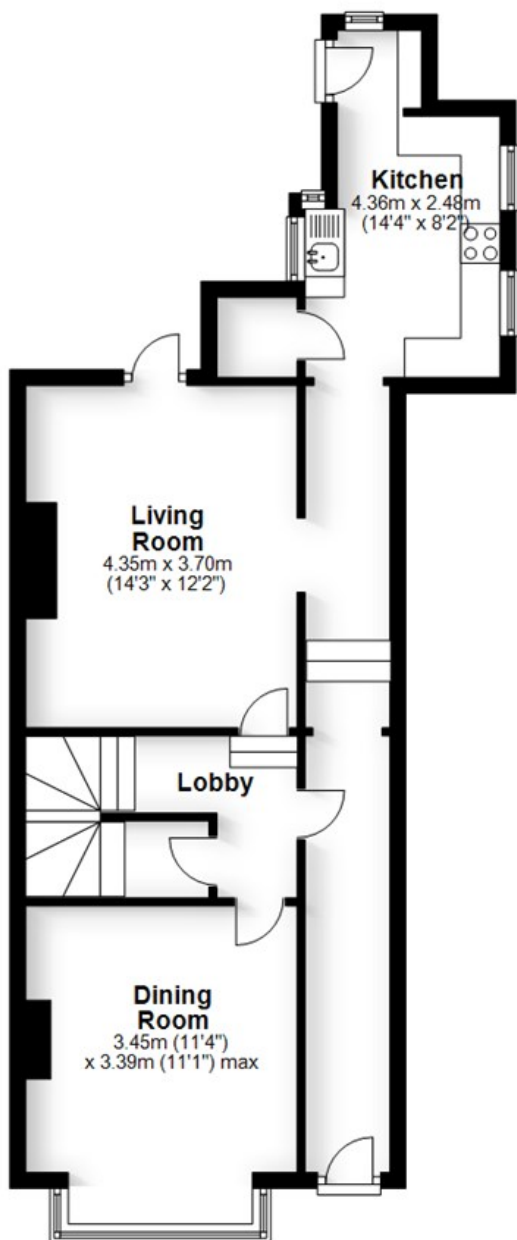
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





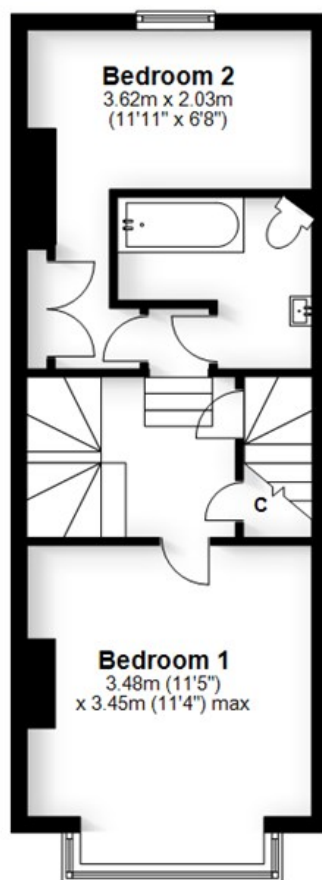
Ground Floor

Approx. 58.6 sq. metres (630.8 sq. feet)



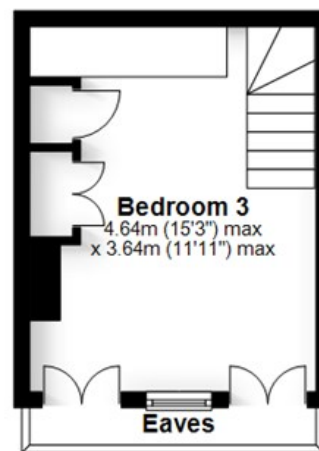
First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



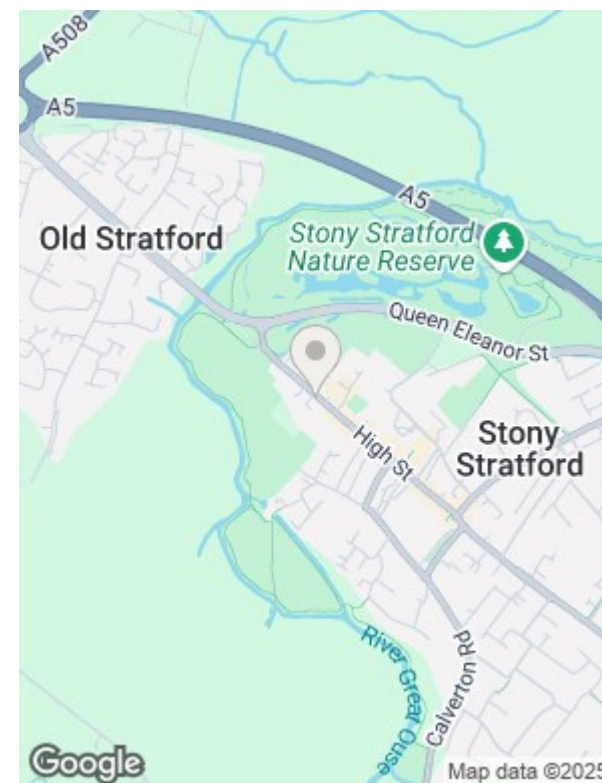
Second Floor

Approx. 16.9 sq. metres (181.8 sq. feet)



Total area: approx. 111.9 sq. metres (1204.7 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			
(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	

