



Park Road, Milton Keynes, MK11 1LF



2 Park Road
Stony Stratford
Milton Keynes
MK11 1LF

Offers Over £315,000

A characterful 2 bedroom end of terrace period property with a large open plan living space and good size garden, located close to both the town centre and riverside walks.

The property has characterful accommodation set on two floors comprising a large open plan lounge and dining area with wood-burning stove, fitted kitchen and cloakroom. On the first floor there are 2 double bedrooms and a modern bathroom. Outside the property has an enclosed south/east facing rear garden. Character features include stripped and varnished floorboards, natural wood joinery, exposed brickwork and a fireplace with wood-burning stove.

The property is located just a short walk from both the town centre and some picturesque riverside walks, and it is offered for sale with no onward chain.

- End of Terrace House
- 2 Double Bedrooms
- Modern First Floor Bathroom
- Large Open Plan Lounge & Dining Areas
- Lounge with Wood Burning Stove
- Character Feature
- South/ West Facing Rear Garden
- Chain Free Sale





Ground Floor

A front door opens to the living room, located to the front with a brick built fireplace incorporating a wood-burning stove, window to the front and stripped and varnished floorboards which run through to the dining area. Door to the cloakroom. The dining area located to the rear has stripped and varnished floorboards, a feature brick wall and a window to the rear. Stairs to the first floor and door to the kitchen.

The cloakroom has a WC and wash basin.

The kitchen has a range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated gas hob, extractor hood and electric oven, space for other appliances. Large windows to the side and rear giving the kitchen a light and airy feel. Door to the side.

First Floor

The landing has stripped and varnished floorboards, natural wood joinery and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with stripped and varnished floorboards.

Bedroom 2 is a double bedroom located to the rear overlooking the rear garden.

The bathroom has a modern suite comprising WC, wash basin and a double ended bath with wall mounted taps, glass screen and shower. Tiled walls and floor and a window to the side.

Outside

Shared access to the side of the property is double gated access to the rear garden. The south/east facing rear garden has a paved patio area, lawns and is enclosed by brick wall and fencing – double gates.

Heating & Additional Insulation

The property has gas to radiator central heating plus a wood-burning stove in the living room. The property has additional wall internal insulation in the gable end wall to both ground floor and first floor accommodation.

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.

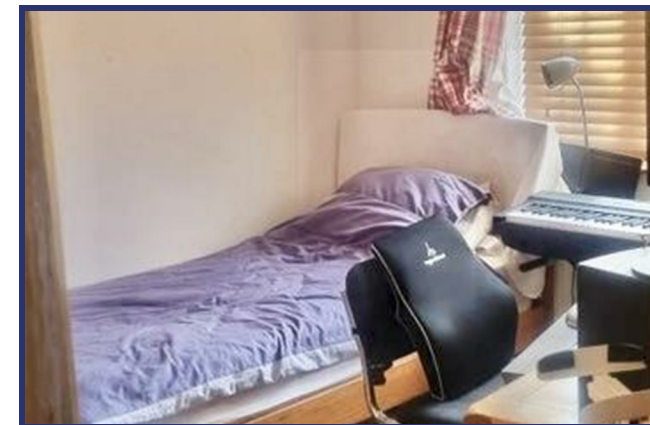
Note for Purchasers

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

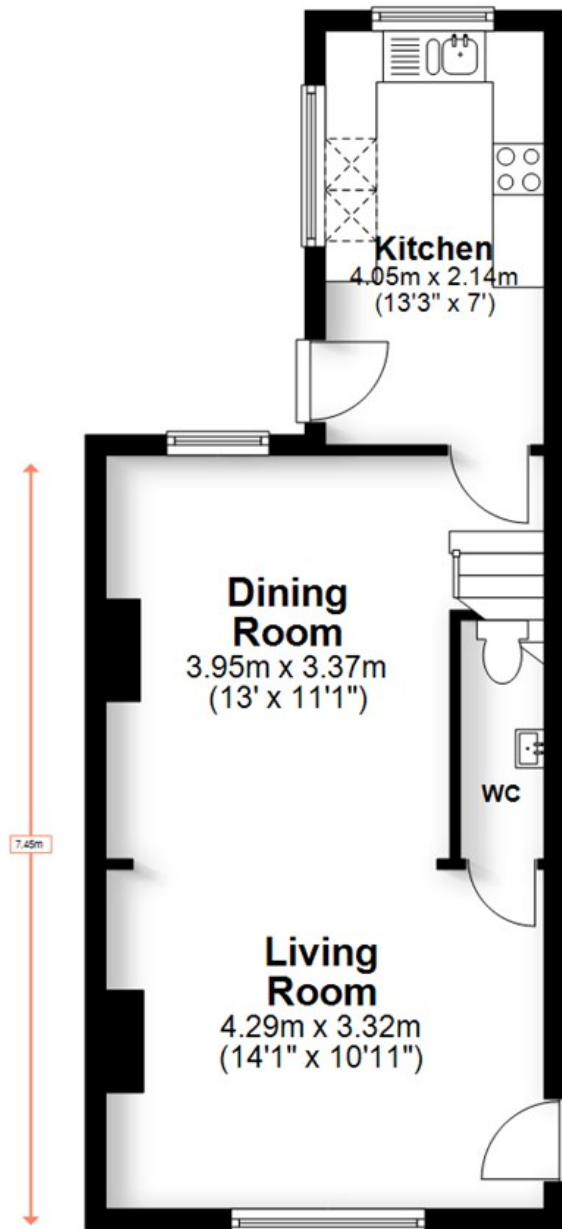
Disclaimer

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.

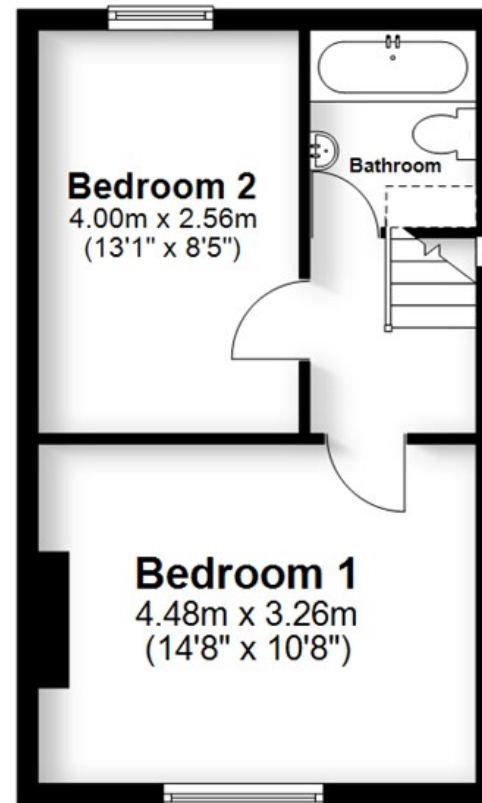




Ground Floor

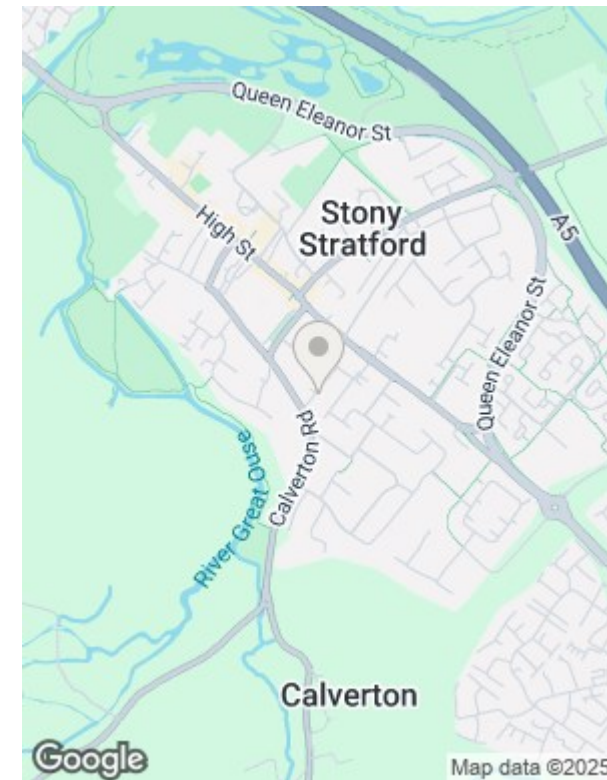


First Floor



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

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carters.co.uk

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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	

