



Calverton Road, Stony Stratford, MK11 1LE



25 Calverton Road
Stony Stratford
Buckinghamshire
MK11 1LE

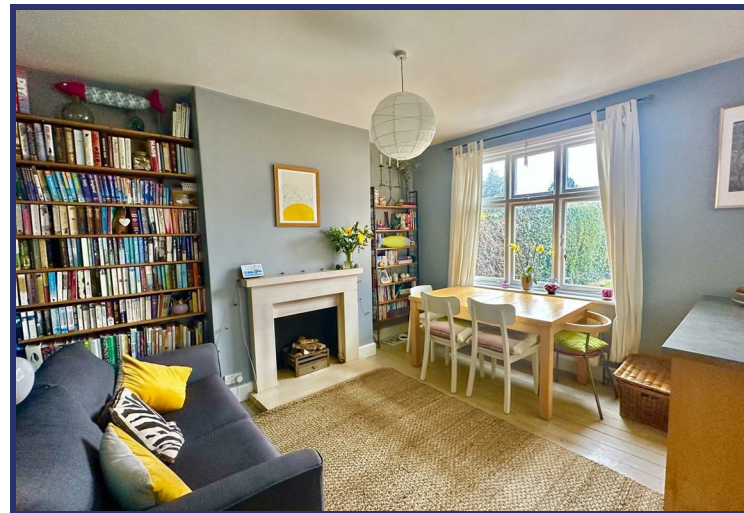
£435,000

A well presented and popular 1930's style 3 bedroom end of terrace house with front & rear gardens - located on the sought-after Calverton Road.

The property has accommodation set over two floors comprising entrance hall, cloakroom, separate living room, with a feature fireplace, open-plan kitchen/dining room, lobby, and utility area. On the first floor there are 3 bedrooms and a bathroom. The property is well presented and has character features to include fireplaces and period interior doors. Outside the property has gardens to the front & rear offering scope to extend (subject to any necessary consent). The property is located a short walk from the High Street with its extensive facilities and picturesque riverside meadows and walks.

Calverton Road is one of the most sought after locations in the town and early viewing is recommended.

- Sought After Calverton Road
- Close to Town Centre & Riverside Walks
- 3 Bedrooms
- Modern Bathroom
- Separate Living Room
- Open Plan Kitchen/ Dining Room
- Cloakroom & Utility Room
- Front & Rear Gardens
- GREAT LOCATION - DON'T MISS OUT!





Ground Floor

The storm porch has a black and red quarry tiled floor and the front door opens to the entrance hall which has a window to the side, stairs to the first floor with understairs cupboard, and stripped panel doors to both reception rooms.

The living room, located to the front, has a large bay with double glazed windows, a cast iron arch fireplace with slate hearth and wooden mantle piece, and gas flame effect fire.

The large open-plan kitchen/dining room has a dining area with a feature fireplace, window overlooking the rear garden and painted floorboards. It is open to the kitchen with a range of maple fronted units to floor and wall levels, work top and a circular bowl sink unit. Integrated gas hob, extractor hood and electric oven. Space for other appliances. Window to the side and door to the rear lobby.

A rear lobby has doors to the rear garden, utility area - which has plumbing for washing machine and space for tumble dryer, gas central heating boiler, and a separate cloakroom with a WC with a window to the side.

First Floor

The landing has a window to the side and period panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the rear with a fitted cupboard, and a window overlooking the rear garden.

Bedroom 2 is a double bedroom located to the front. Double glazed window to the front aspect.

Bedroom 3 is a single bedroom located to the front with a double glazed window.

The bathroom has a modern suite comprising WC, wash basin set on a vanity unit, and a shower bath with shower and glass screen over. Tiled floor and part tiled walls, window to the rear. Access to the loft.

Outside

The good size front garden is laid with lawn and stocked beds and has a pathway to the front door which extends to the side of the property, and side gated access leading to the rear garden. The garden is enclosed by brick walls and hedges.

The rear garden is landscaped with lawns, paved patios to each end of the garden, and a gravel area. Brick-built shed with power. The gardens are enclosed by fencing and hedge.

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.

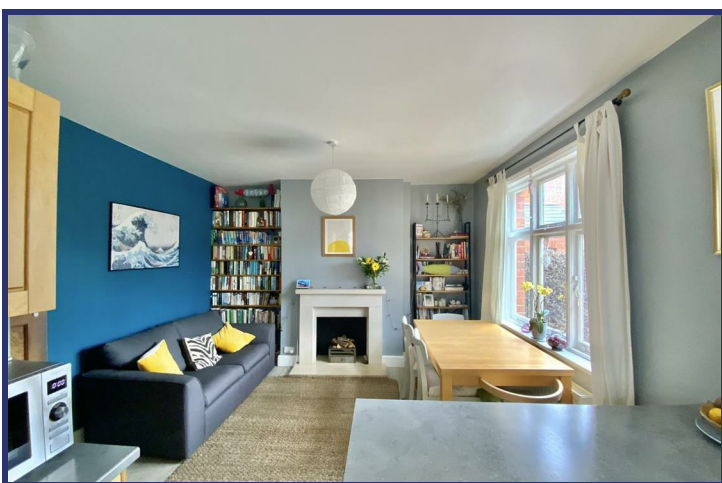
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In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be 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

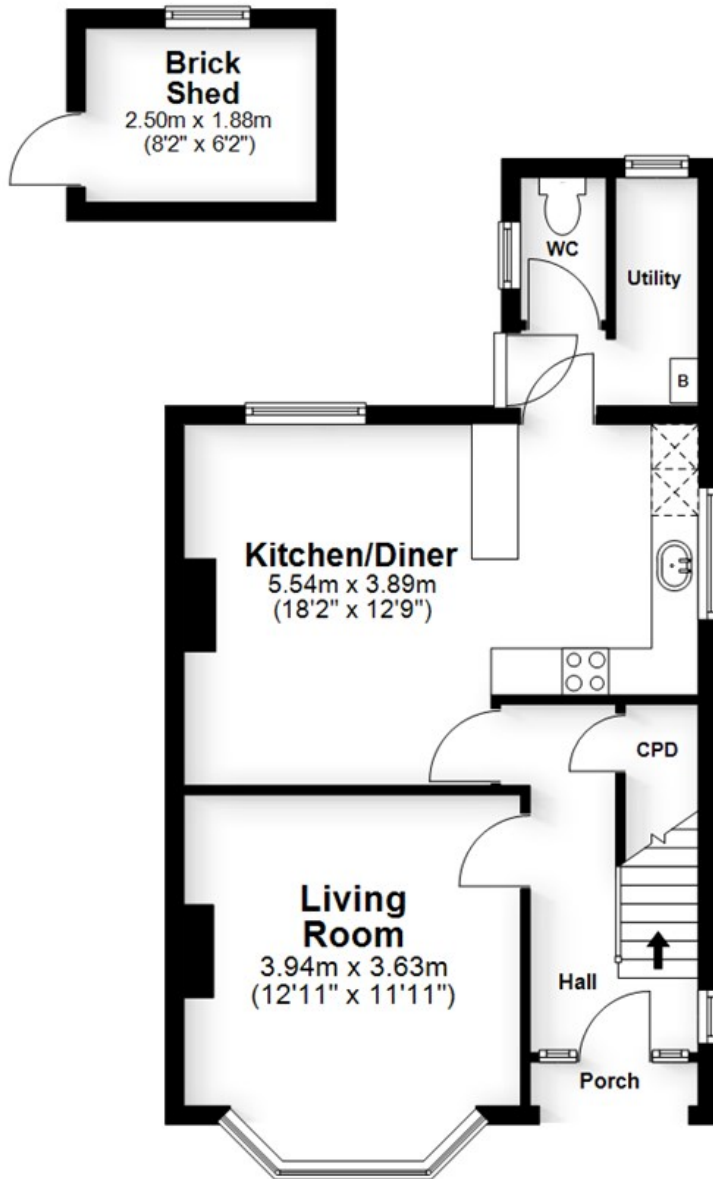
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





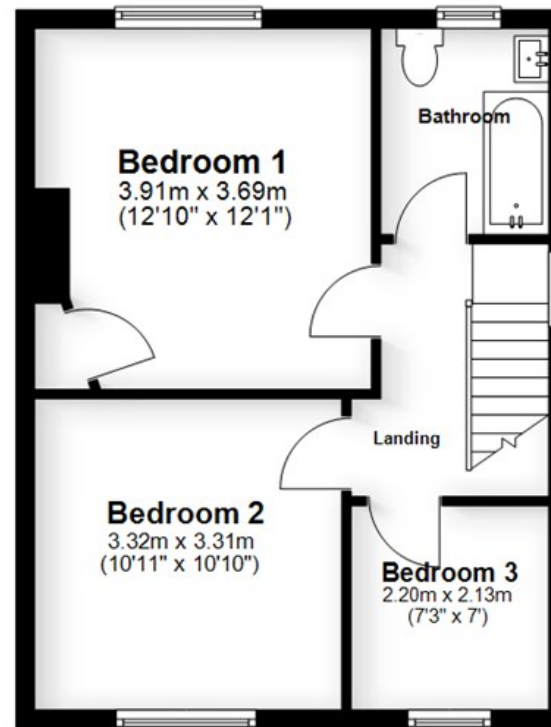
Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



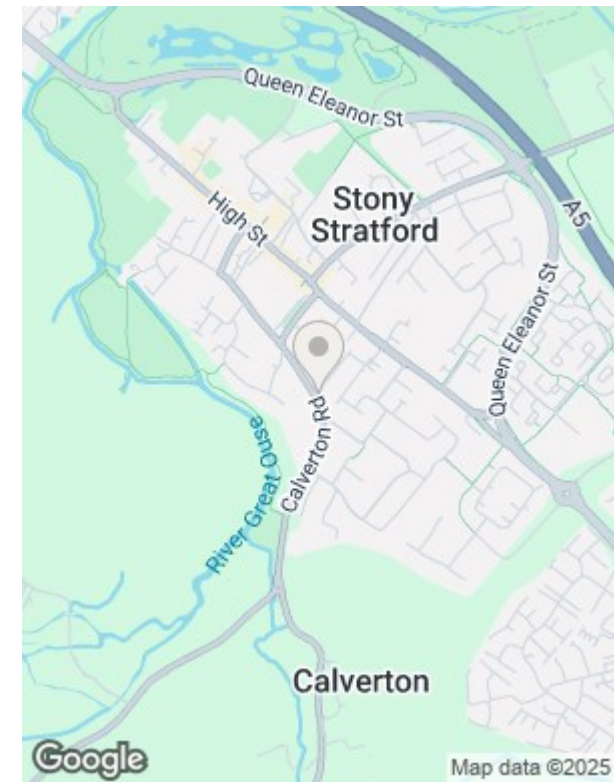
First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 78.1 sq. metres (840.3 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

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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	

