



New Street, Stony Stratford, MK11 1BW



24 New Street
Stony Stratford
Buckinghamshire
MK11 1BW

£295,000

An attractive Grade II listed stone built Gothic style cottage located on a popular street just off the town centre.

The cottage was refurbished in 2023 and the well presented accommodation comprises a living room with feature fireplace, kitchen/dining room with a modern fitted kitchen & appliances and a modern ground floor bathroom. On the first floor there are 2 double bedrooms. Outside the property has a small courtyard garden and New Street has residents only permit parking.

The house is conveniently located just a few footsteps away from the High Street, offering extensive facilities to include an array of lovely cafés, restaurants, pubs and a wide range of shops.

- Stone Built Cottage
- 2 Bedrooms
- Living Room with Feature Fireplace
- Modern Fitted Kitchen/ Dining Room
- Modern Bathroom
- Courtyard Garden
- Town Centre Location
- CHAIN FEE SALE





Ground Floor

A Gothic style arched front door opens to the living room which has an exposed brick chimney breast incorporating a feature electric fire in the style of a wood-burning stove, cupboard built into the chimney breast recess, some exposed ceiling timbers and attractive triple arched windows to the front. Door to the kitchen/dining room.

The kitchen/dining room has a modern range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include an electric hob, extractor hood, electric oven, fridge/freezer and dishwasher. Space for a washing machine. Space for a small dining table, stairs to the first floor, window to the rear. A rear lobby has a door to the rear garden and bathroom.

The bathroom has a white suite comprising WC, wash basin and bath with mixer tap shower and glass screen over. Tiled walls and window to the side.

First Floor

The landing has doors to both bedrooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Outside

Small enclosed courtyard garden with gated access onto Russell Street

Parking

New Street has a residents only permit parking scheme - permits available for a small annual fee.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

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

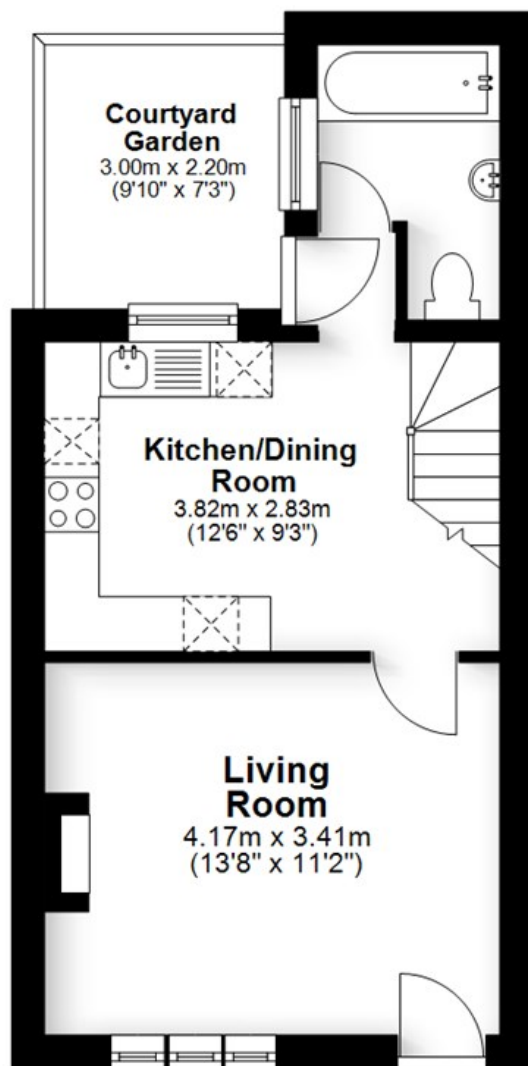
Disclaimer

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.



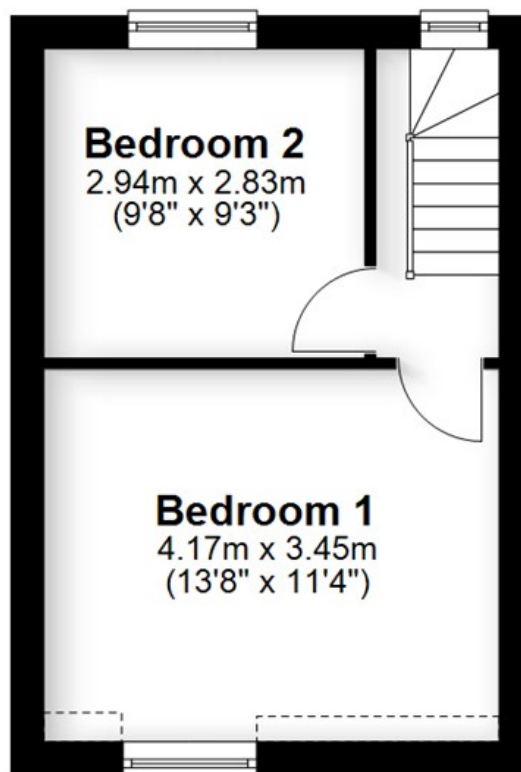
Ground Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



First Floor

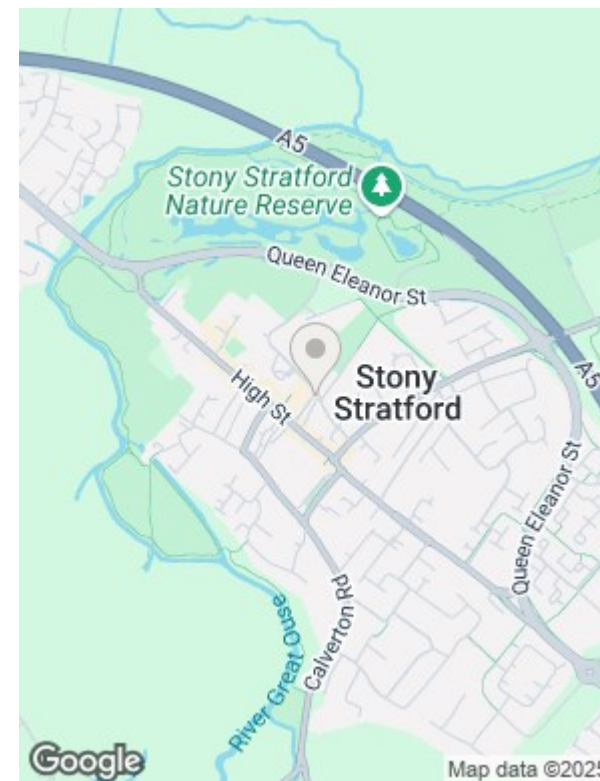
Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 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		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

