



Sidlaw Court, Milton Keynes, MK11 2AH



8 Sidlaw Court
Fullers Slade
Milton Keynes
MK11 2AH

£250,000

A well presented 2 bedroom end of terraced house with a large corner plot and scope to extend - subject to any necessary consent.

The property has accommodation comprising; a porch, lounge/dining room, and kitchen. On the first floor, 2 double bedrooms and a bathroom. Outside the property has off-road parking for one car, front garden and a large corner plot rear garden extending to the side and rear. It offers the scope to extend subject to any necessary consent.

The property is located within comfortable walking distance of Stony Stratford High Street and its extensive facilities and it is just a short walk to a local grocery store and Junior School.

- End Of Terrace House
- Scope to Extend (Subject to Any Consent Required)
- 2 Bedrooms
- Lounge/ Dining Room
- Kitchen
- Garden Front, Side & Rear
- Small Cul De Sac
- Short Walk to Shop & School
- Walk to Stony Stratford Town Centre
- CHAIN FREE SALE





Ground Floor

The front door opens to a porch which has a door to the living room.

The living room/dining room is a dual aspect room with windows to the front and side. Open tread staircase to the first floor and a door to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops and an inset 1 1/2 bowl ceramic sink. Gas cooker to remain and space for washing machine and fridge and freezer. Window and door opening to the rear garden.

First Floor

The landing has access to the loft, a storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a range of fitted wardrobes.

Bedroom 2 is a double bedroom located to the rear with lovely views over the garden and park beyond.

The bathroom has a modern white suite comprising WC, wash basin set in vanity unit and a bath with shower over. Part tiled walls and window to the side.

Outside

To the front of property there is an area of lawn, a block paved driveway providing off-road parking for one car and a pathway leading to the front door. Small outside bin store.

The property is located on a good sized corner plot with gardens extending to the front and side offering plenty of scope to extend subject to any necessary consents. The gardens comprise patio areas and lawns. Enclosed by fencing. The garden backs onto an area of Parkland.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Note for Purchasers

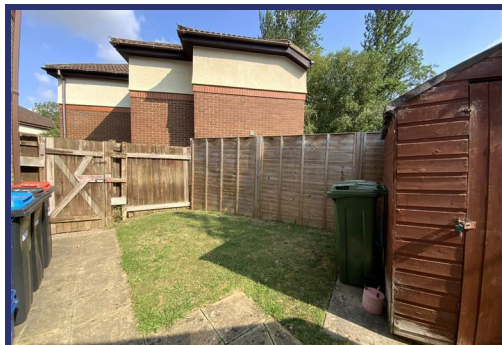
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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

Location - Stony Stratford

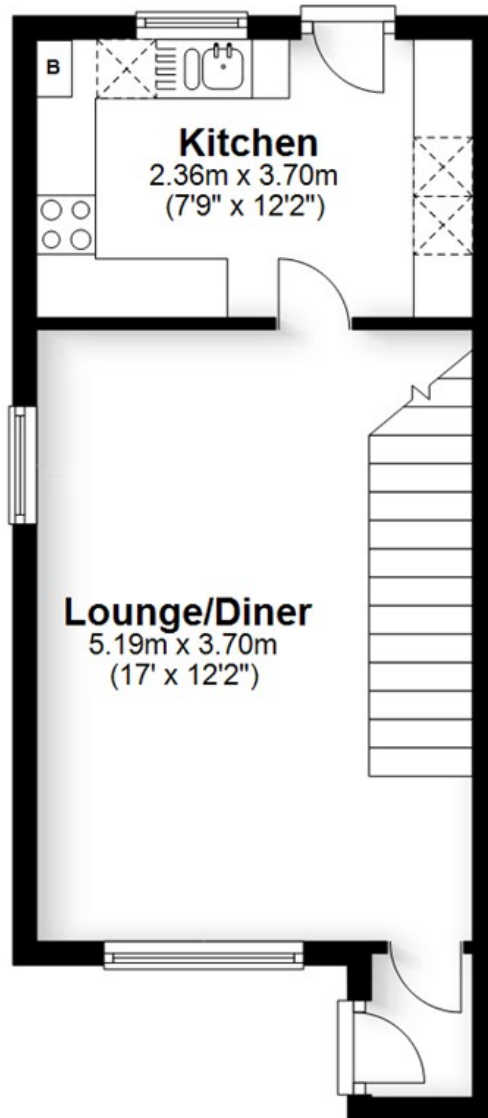
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

Disclaimer

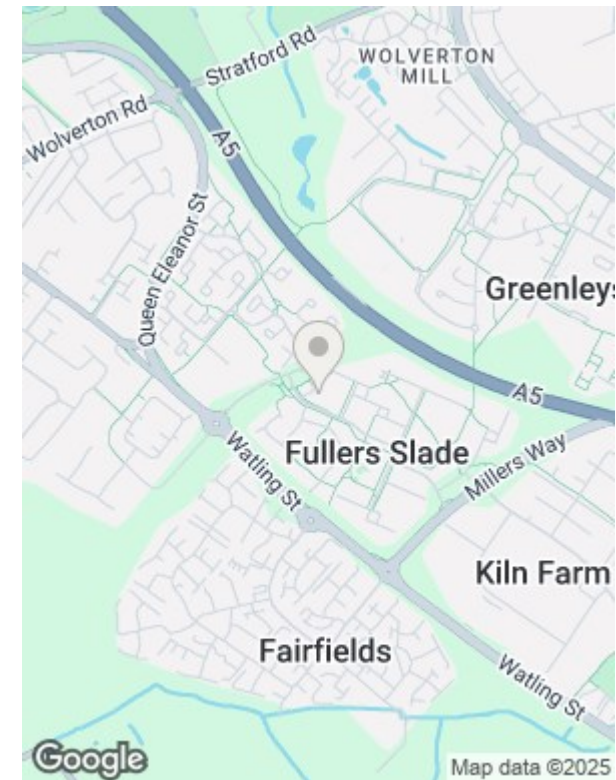
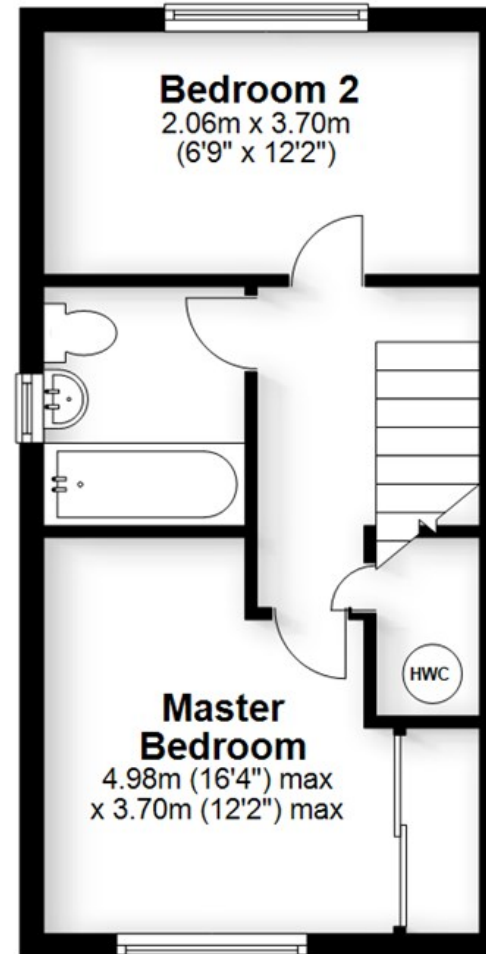
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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	

