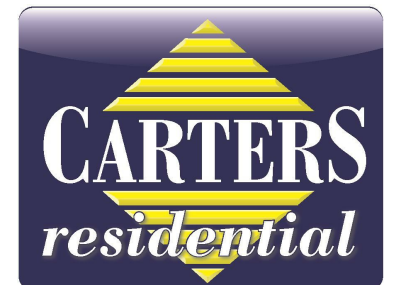




Puxley Road, Deanshanger, MK19 6JB



2 Puxley Road
Deanshanger
Northamptonshire
MK19 6JB

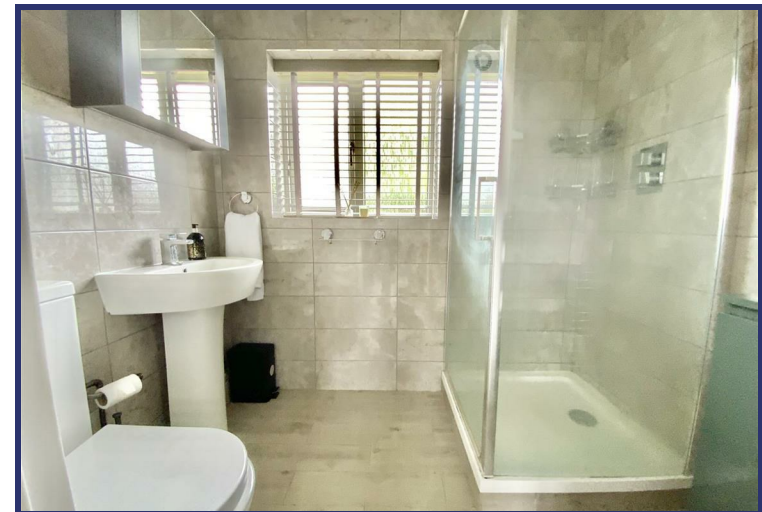
£285,000

A well presented 2 bedroom semi detached bungalow in a non-estate village in location, just a short walk to local shops, chemist, café and Community Centre.

Accommodation is set on a single level (worth noting there are shallow steps up to the front door) and comprises an entrance hall, living room with feature fireplace, modern fitted kitchen, 2 good size bedrooms and a modern shower room. The bungalow has attractive gardens to the front and rear and a brick built outhouse which serves as a utility room. It is located in the heart of the village- just a few footsteps from the local Community Centre, village shops to include grocery stores, food establishments chemist, café and the local pub and schools are short walking distance away.

The bungalow is offered for sale with no onward chain.

- Semi Detached Bungalow
- Well Presented Accommodation
- Separate Living Room
- Kitchen with Appliances
- 2 Bedrooms
- Modern Shower Room
- Front & Rear Gardens
- Non Estate Village Location
- Short Walk to Village Shops
- CHAIN FREE SALE





Accommodation

A front door opens to an entrance hall which has access to the loft, a tiled floor, and modern wood panel doors to all rooms.

The living room has a feature fireplace with polished stone hearth and surround, and a bow window to the front.

The kitchen has a modern range of units to floor and wall levels with worktops and a single bowl sink unit. Space for a cooker, integrated under counter fridge and freezers, gas central heating boiler, window to the rear and a door to the side.

Bedroom 1 double bedroom located to the front with a bow window.

Bedroom 2 is located to the rear overlooking the garden.

The shower room has a modern suite comprising WC, wash basin and a shower cubicle. Tiled floor and walls and a window to the rear.

Gardens

A few shallow steps, with handrails, lead up to a lawn which is boarded by a picket fence, pathways to the front door and gated access to the rear garden.

The attractive rear gardens have paved patios, lawns and stocked beds and borders. Brick built outhouse currently used as utility room with plumbing for a washing machine.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

Heating

The property has gas to radiator central heating.

Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent

development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

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

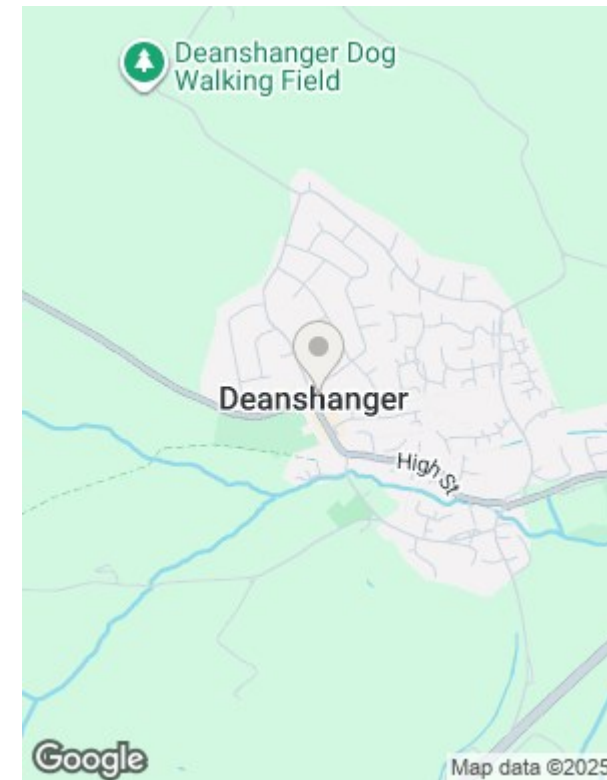
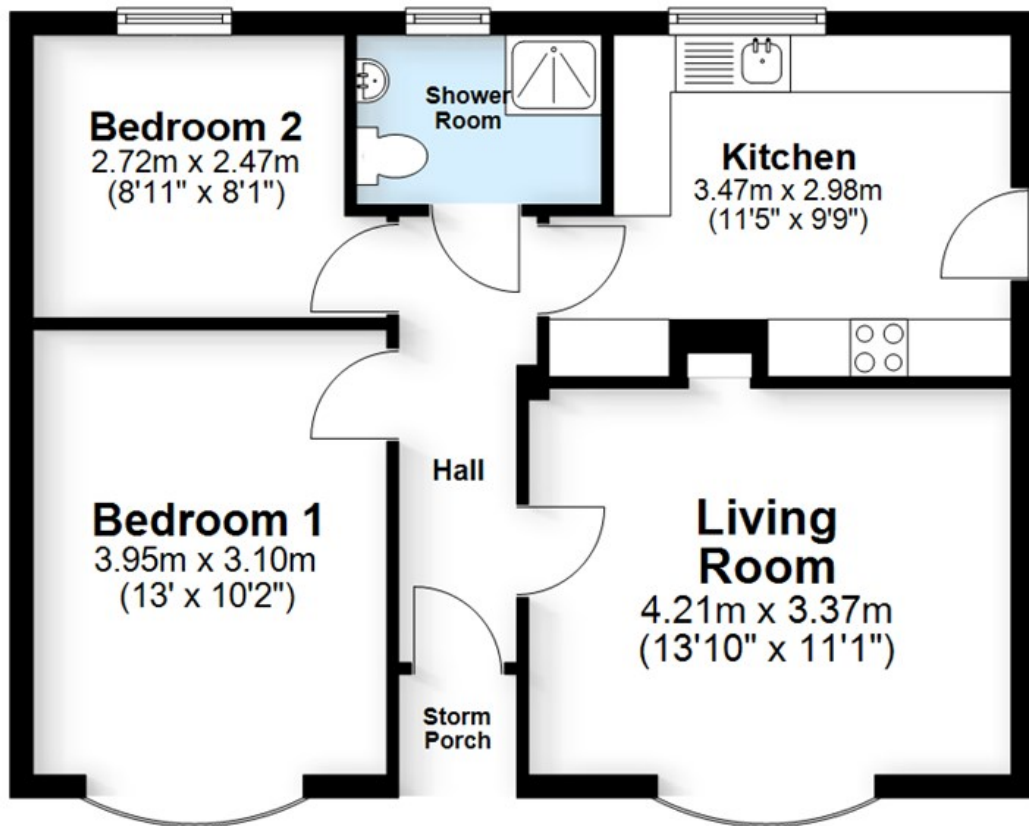
Disclaimer

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. 59.4 sq. metres (639.0 sq. feet)



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

Total area: approx. 59.4 sq. metres (639.0 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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	

