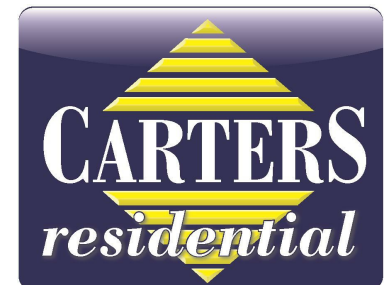




Hastings, Milton Keynes, MK11 1EW



16 Hastings
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1EW

£350,000

An extended 3 bedroom semi detached house in a cul-de-sac location within walking distance of the town centre.

The property has extended accommodation comprising an entrance hall, living room, kitchen/dining room which has been extended to the rear to provide a separate dining area, family room or playroom. On the first floor there are 3 bedrooms and a bathroom. Outside the property has gardens to the front and rear and an attached garage.

Hastings is a small cul-de-sac within walking distance of the vibrant High Street with an array of independent shops, pubs, restaurants, and cafés at the local schools are within walking distance.

- Extended Semi Detached House
- 3 Bedrooms
- Separate Living Room
- Kitchen/ Dining/ Family Room
- Garage & Driveway
- Cul-de-sac Location
- Walk to the High Street
- Short Walk to Schools





Ground Floor

The front door opens to the entrance hall with stairs to the first floor and a door to the living room.

The living room has a bow window to the front and an open doorway to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with worktops and sink unit, integrated oven and hob and space for other appliances. Window to the rear. The dining area has space for a dining table and has open plan to the family room/playroom at the rear which has patio doors to the rear garden and a window to the rear.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located front with a range of built-in wardrobes spanning one wall.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front with a built-in cupboard.

The bathroom has a suite comprising WC, wash basin and bath with shower over and window to the rear.

Outside

The front garden is laid lawn and a driveway provides off-road parking.

The rear garden has a timber deck, block paved patios, and artificial lawn. It is enclosed by fencing.

Garage

A single attached garage has an up and over door and a rear pedestrian door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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

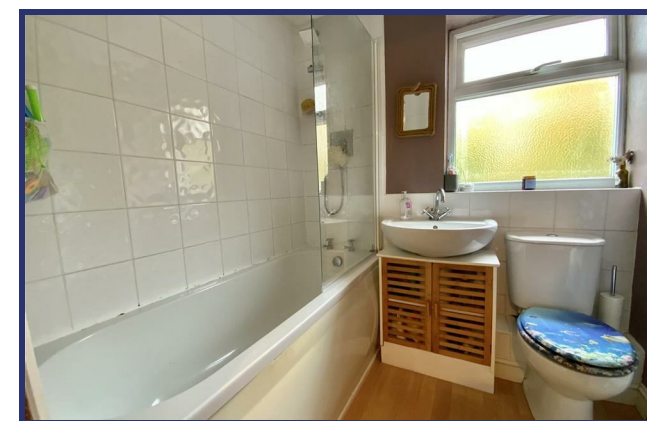
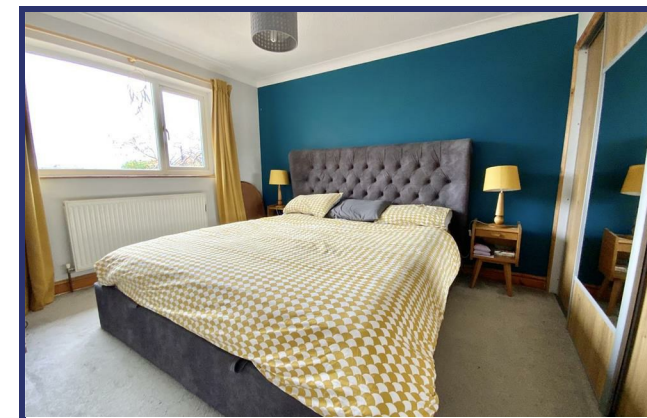
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

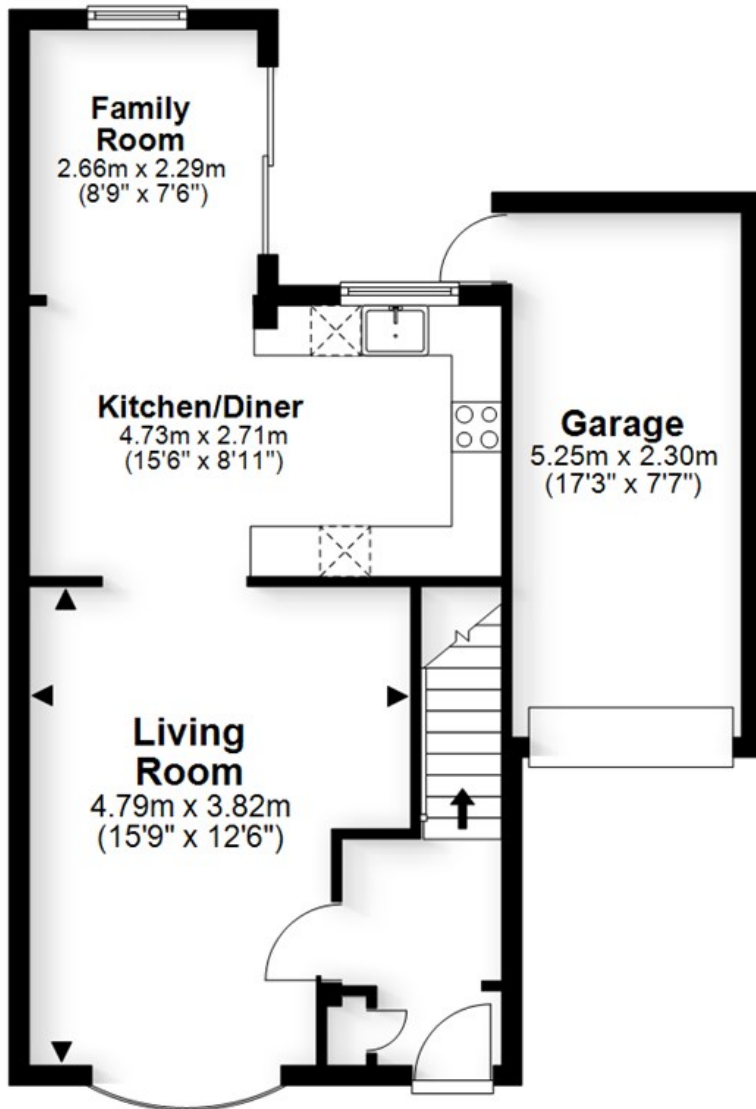
Disclaimer

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.



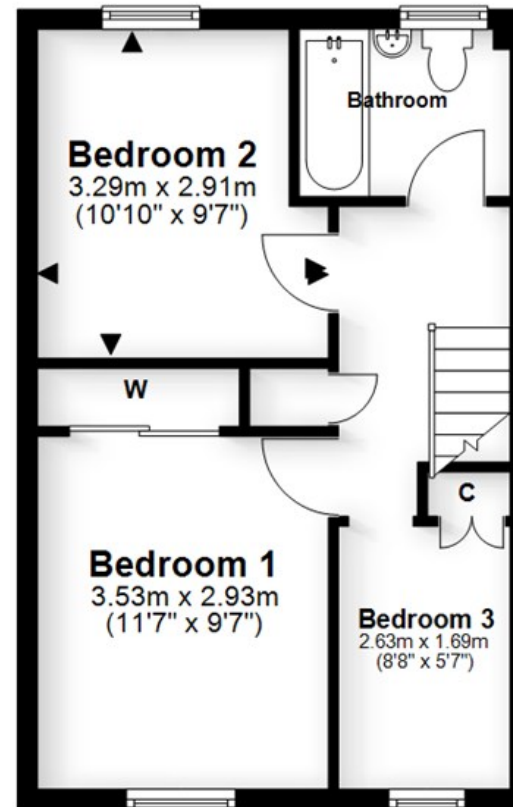
Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



First Floor

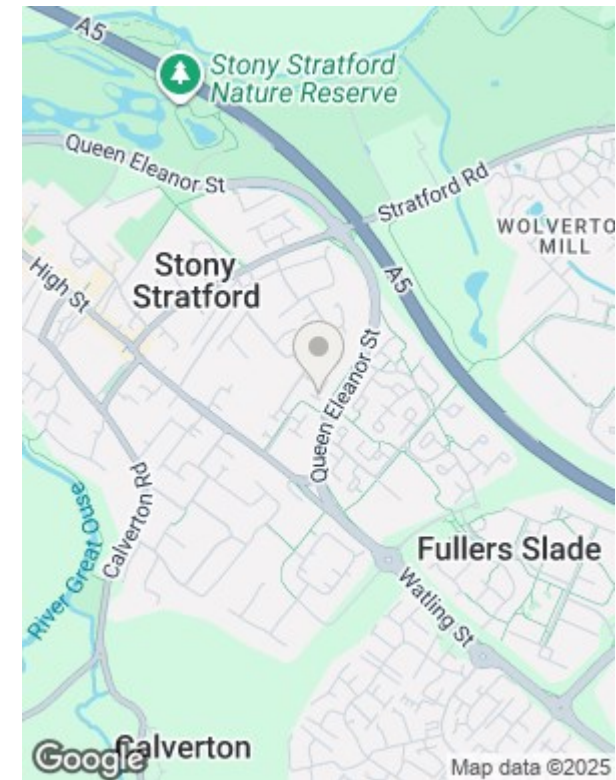
Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 93.2 sq. metres (1002.8 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 misstatement. 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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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		
(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	

