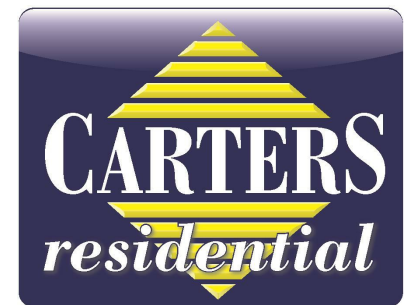




Mursley Court, Stony Stratford, MK11 1NS



16 Mursley Court
Stony Stratford
Buckinghamshire
MK11 1NS

£315,000

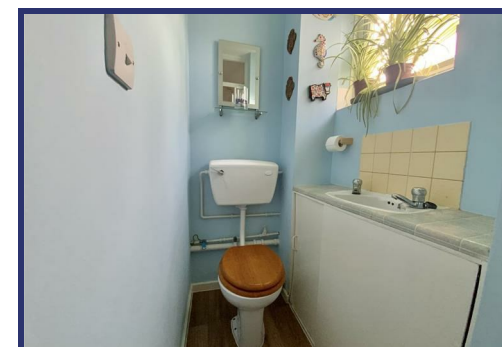
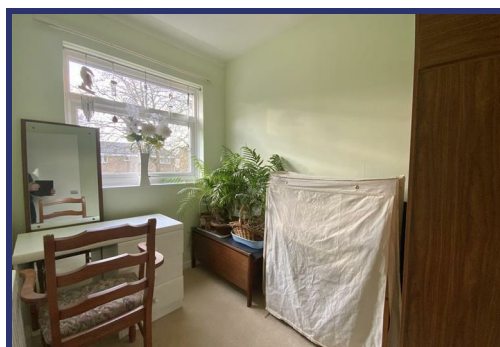
A 4 bedroom semi detached house with garage and gardens, located overlooking a courtyard green, and within comfortable walking distance of Stony Stratford High Street.

The property has accommodation set on two floors comprising an entrance hall, cloakroom, separate lounge and dining rooms and a kitchen.

On the first floor there are 4 bedrooms and a large bathroom. Outside the property has a driveway to the side behind gates, garage and an enclosed rear garden.

There is a nearby grocery store, primary school and Stony Stratford High Street is a comfortable walking distance away.

- Semi Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Large Bathroom + Cloakroom
- Enclosed Rear Garden
- Gated Driveway
- Garage
- Overlooking a Green to Front





Ground Floor

A front door opens to the entrance hall which has doors to all rooms and a large walk-in under stairs utility cupboard.

The cloakroom has a WC, wash basin and a window to the front.

The living room has a window to the front and a return door to the dining room.

The dining room has sliding patio doors opening to the rear garden, a cupboard housing the gas central heating boiler, and is open to the kitchen.

The kitchen has a range of wood fronted units to floor and wall levels with worktops and 1 1/2 bowl sink unit and space for three appliances. Window to the rear.

First Floor

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

Bedroom 1 is a double bedroom located to the rear with a range of fitted wardrobes spanning one wall and an airing cupboard.

Bedroom 2 is located to the front overlooking the courtyard.

Bedroom 3 is located to the rear.

Bedroom 4 is located to the front.

A large bathroom has a suite comprising WC, wash basin and bath with mixer tap shower over. Window to the front.

Outside

The rear garden is landscaped with paved patio, lawns, stocked bed and borders with fruit trees to include pear and apple. Enclosed by fencing.

Garage & Parking

Brick built single garage with up and over door.

In front of the garage, there is off-road parking, securely hidden behind double gates.

Agents Note

The property roof was re-tiled in October 2024.

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.

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

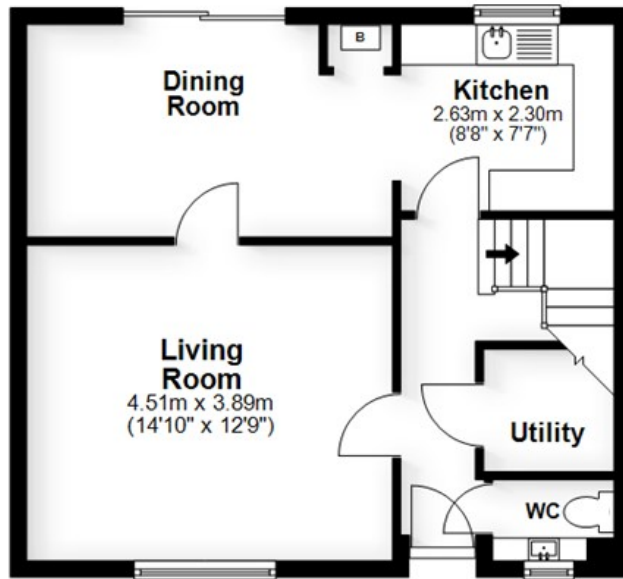
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 47.4 sq. metres (510.6 sq. feet)



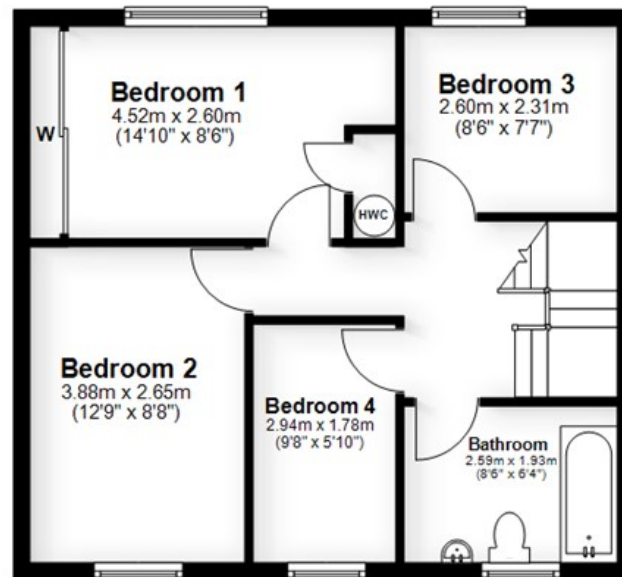
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.2 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		
(81-91)	B		86
(69-80)	C	68	
(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	

