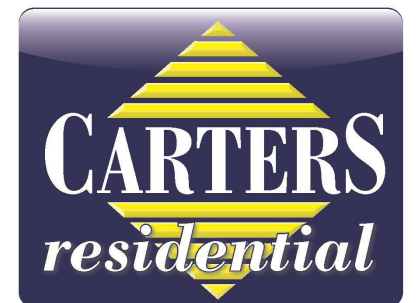




The Limes, Milton Keynes, MK11 1ET





**51 The Limes  
Stony Stratford  
Milton Keynes  
MK11 1ET**

**£395,000**

**A 4 bedroom end of terrace house with driveway, front & rear gardens, on a popular road within short walking distance of the town centre.**

The property has accommodation set on two floors comprising an entrance hall, lounge/dining room, garage converted into an additional reception room which may suit as a ground floor bedroom or home office, and fitted kitchen with appliances. On the first floor there are 4 bedrooms – each with wardrobes, and a modern bathroom.

Outside the property has attractive gardens to the front and rear and a driveway providing off-road parking. The property is located within short walking distance at the town centre and some nearby Riverside Meadows.

- End Terrace House
- 4 Bedrooms
- 2 Reception rooms
- Fitted Kitchen
- Driveway
- Front & Rear Gardens
- Short Walk to Town Centre
- CHAIN FREE SALE







### Ground Floor

The front door opens into a hall area with doors to the living room and kitchen.

The living room/dining room has sliding patio doors and window overlooking the rear garden, feature fireplace incorporating gas flame effect fire (disconnected/out of service), stairs to the first floor and a door to the sitting/study.

The sitting room/study, formally a garage, converted, has a window to the front and gas central heating boiler.

The kitchen has a range of units to floor and wall levels with worktops, and integrated appliances included gas hob, electric oven, fridge/freezer (freezer does not work), dishwasher and washing machine. Window to the front.

### First Floor

The 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 wardrobes and dressing table spanning one wall.

Bedroom 2 is a double bedroom located to the rear with a fitted double wardrobe.

Bedroom 3 is located to the front with fitted wardrobes and dressing table.

Bedroom 4 is located to the front with a fitted double wardrobe and an airing cupboard housing the hot water cylinder.

The bathroom has a modern suite comprising a WC, wash basin and a shower bath with shower and glass screen. Window to the front.

### Outside

The front garden is laid to lawn, with beds and a block paved driveway.

The rear garden has a paved patio and the remainder is laid to lawn with some stocked beds and borders, garden shed and greenhouse. Enclosed by fencing with rear gated access.

### 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 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.

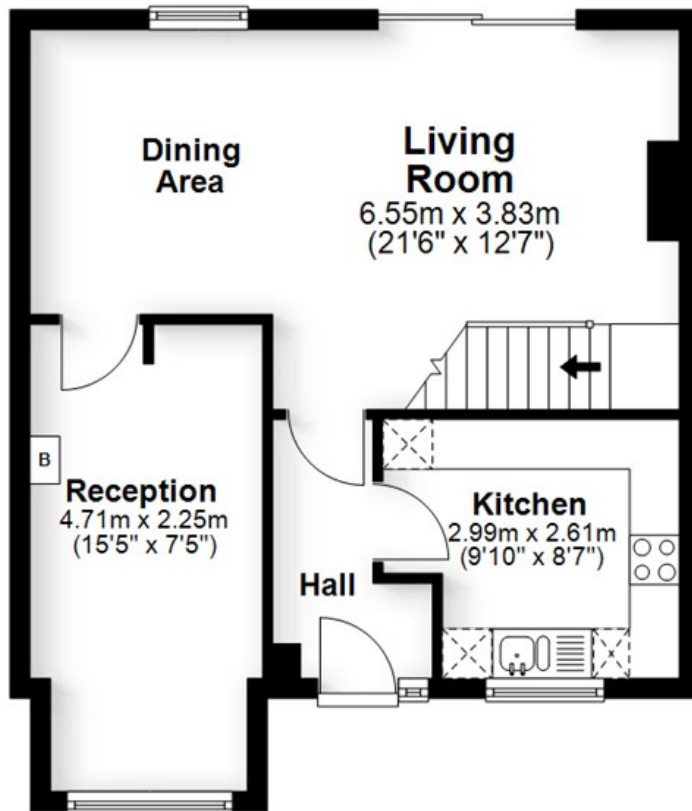




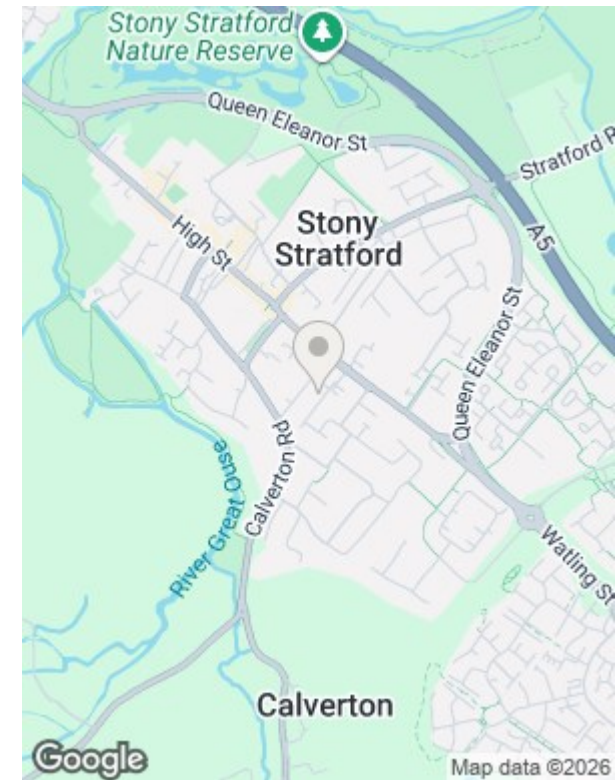
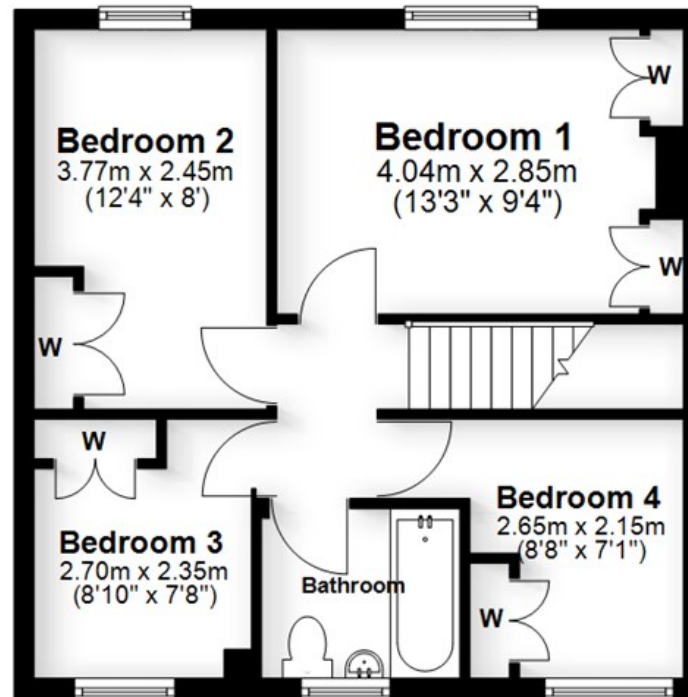




## Ground Floor



## 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 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.



| 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                             |   | 69      | 76        |
| EU Directive 2002/91/EC                     |   |         |           |

