

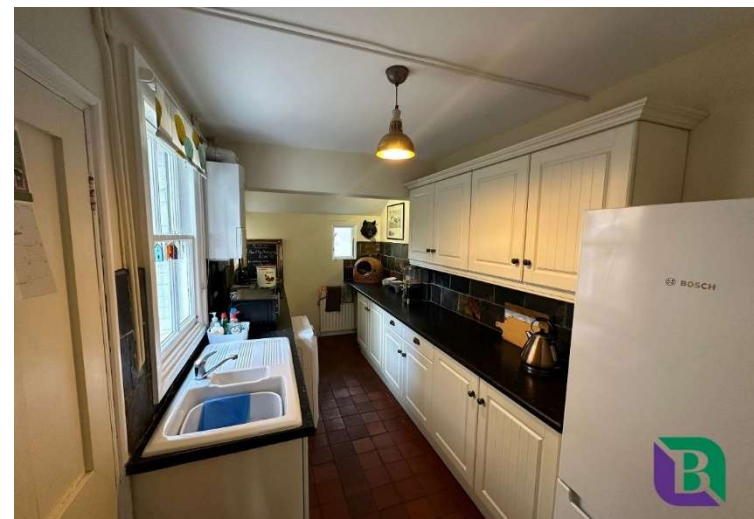


Russell Street, Woburn Sands, MK17 8NX

Price: £350,000 Freehold



If its a period property you are looking for then this delightful end of terrace Victorian house is the one. The property is offered in a great condition throughout and has those features you want in a period property, exposed floor boards, open fireplaces and sash windows. Situated in a prime location just off the high street.



Russell Street

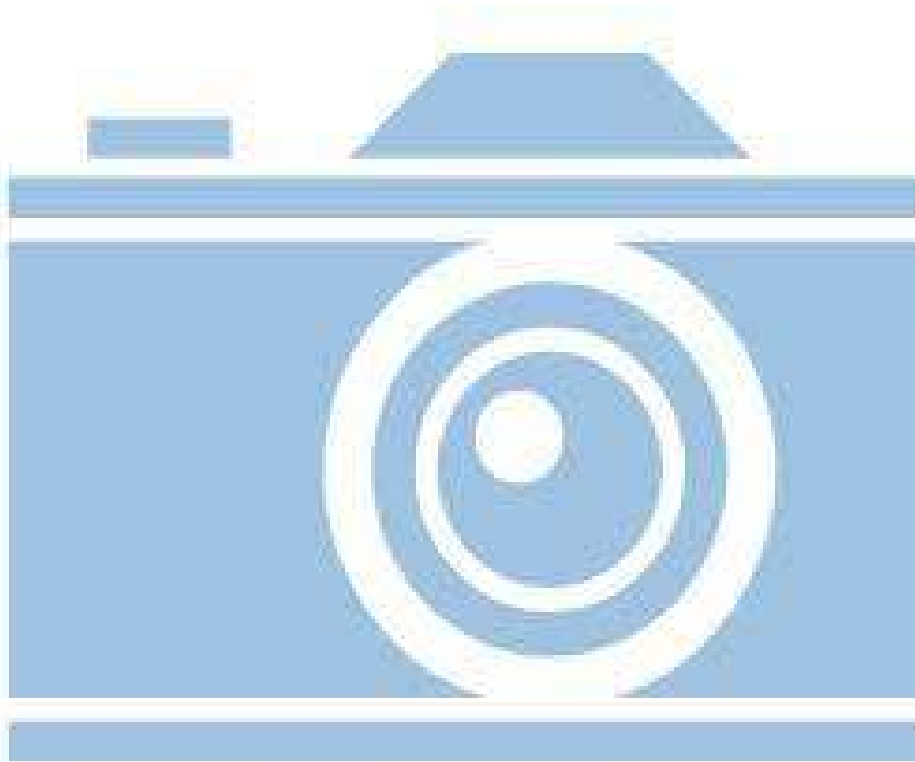
Woburn Sands, MK17 8NX



From the entrance hall there is a door to the lounge and dining room with a bay front sash window and exposed floor boards, a further sash window to the rear, stairs rising up to the first floor and two beautiful cast iron open fireplaces. From the dining area there is a door into the kitchen which is fitted with a range of white units and drawers complemented with slate splash backs and quarry tiled flooring.

The first-floor landing has access to a boarded loft with light and ladder, full height storage cupboard and doors to the bathroom and bedrooms. The main bedroom has exposed floor boards, two sash windows and a feature cast iron fireplace. There is a further bedroom of a good size with a sash window and exposed floor boards. the bathroom is fitted with a three-piece white suite with metro style tiled to three walls and a sash window to the rear.

The front garden is enclosed laid to shingle with plants and shrubs, a path leads up to the front door and there is a gated side access to the rear garden which has a patio and lawn area with plant and shrub border.



Floorplan




Lounge/Dining Room 23' 10" (7.26m) x 12' 0" (3.66m) to side of chimney breast
 Kitchen 14' 9" (4.5m) x 6' 10" (2.08m)
 Landing 12' 1" (3.68m) x 5' 6" (1.68m) decreasing to 2' 11" (0.89m)
 Bedroom One 12' 3" (3.73m) to side of chimney breast x 11' 1" (3.38m)
 Bedroom Two 12' 2" (3.71m) x 7' 8" (2.34m) to side of chimney breast decreasing to 6' 5" (1.96m)
 Bathroom 9' 0" (2.74m) x 6' 10" (2.08m)

Agents Notes

The adjoining property, 4 Russell Street, has pedestrian right of access across rear garden.

Woburn Sands has long been considered one of Milton Keynes most prestigious locations. This town has great amenities and within its high street you will find a great variety of shops and boutiques. You will also find village pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and Central Milton Keynes is approximately a 15 minute drive. The Woburn Sands Railway station offers rail links to Bletchley or Bedford Stations.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
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