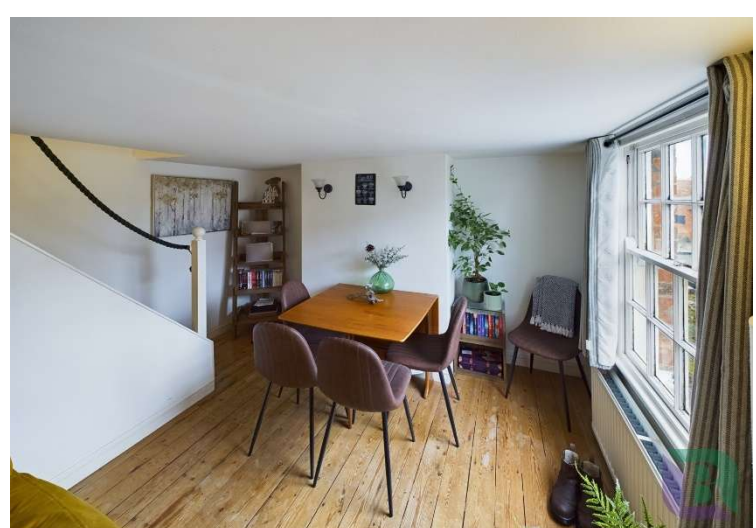




Mount Pleasant, Aspley Guise, MK17 8JU
Offers Over £300,000 Freehold



This charming double fronted terraced cottage is nestled in the sought after village of Aspley Guise. The character home offers a warm and inviting ambiance throughout. The property includes a delightful courtyard garden and benefits from off road parking for one vehicle at the rear. Offered for sale with no onward chain, this cottage presents an ideal opportunity for those looking to enjoy village life.



Mount Pleasant

Aspley Guise, MK17 8JU



Set in the village of Aspley Guise just to the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf course all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.

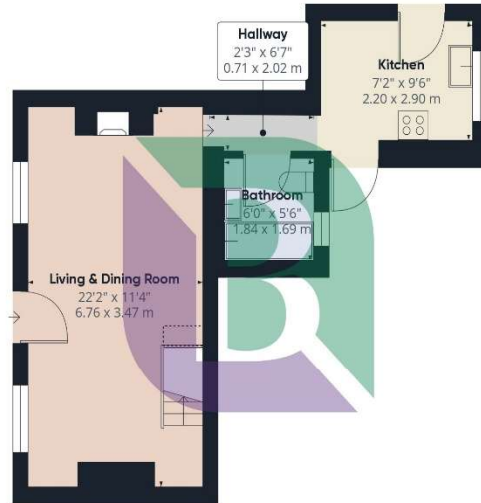


Upon entering through the front door, you're welcomed into a cosy open plan lounge and dining area. The space exudes warmth, highlighted by a charming brick fireplace and wood floorboards. Two multi paned sash windows fill the room with natural light, enhancing the inviting ambiance. Stairs rise to the first-floor landing, while an arch way leads to an inner hallway providing access to the kitchen and bathroom.

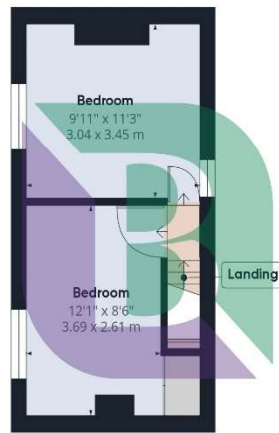
The kitchen is located to the rear of the property and has a window and door to the courtyard garden. It is fitted with a range of wall and floor mounted units and drawers. Inset into the work surface is a one and a half bowl single drainer unit with mixer tap and a hob, there is also a built-in oven and space for a slim dishwasher. A latched door leads to a storage area. The bathroom is access by a latched door and is fitted with a white suite, complementary tiled splash backs, tiled floor and heated towel radiator.

On the first floor, you'll find two spacious double bedrooms, each featuring a multi paned sash window and classic wood flooring. These rooms continue the cottage's charming character, with ample natural light and a warm, cosy ambiance.

A low maintenance courtyard provides your outdoor space and is enclosed by wall and fencing, a great space for sitting and relaxing. There is gated access leading to the off-road parking to the rear.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

577.49 ft²
53.65 m²

Reduced headroom

2.78 ft²
0.26 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.



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