



3 Swan Terrace, Stony Stratford MK11 1BP

Guide Price £200,000

NICOLA LANGFORD

exp<sup>®</sup> UK

@ nicola.langford@exp.uk.com

🌐 nicolalangford.exp.uk.com

📞 07396 394 255

### 3 Swan Terrace, Stony Stratford MK11 1BP

Tucked away just behind the High Street in the highly sought-after market town of Stony Stratford, this charming one-bedroom end-of-terrace home offers a wonderful blend of convenience, character, and low-maintenance living. Swan Terrace enjoys a tucked-away position whilst remaining just a short walk from the town's independent shops, cafés, pubs, and local amenities.

The accommodation begins with a welcoming lounge, accessed directly from the front door, creating a cosy and inviting living space.

To the rear, the fitted kitchen/breakfast room offers a range of cupboard storage, an integrated oven and hob, space for a fridge freezer, and room for a small dining table, making it both practical and sociable. The kitchen also features stairs rising to the first floor and access to the enclosed rear courtyard garden.

Upstairs, the property boasts a generous double bedroom and a well-proportioned fully tiled bathroom fitted with a three-piece suite, including a shower over the bath.

Outside, the low-maintenance rear courtyard offers a private space to relax or entertain, while the versatile outbuilding benefits from power, lighting, and plumbing for a washing machine, making it ideal for utility use, storage, or even a hobby/workspace.

This delightful home would make an excellent first-time purchase, investment opportunity, or lock-up-and-leave property in one of the area's most desirable locations.

**For all enquiries please quote property reference NL1208**





## Lounge

Entered via a wooden front door, the lounge features a double glazed window to the front aspect, newly fitted carpet, and a characterful chimney breast with arched recess for a fireplace. There are wall lights fitted within the alcoves either side of the chimney breast, a wall mounted radiator, and a door leading through to the kitchen/breakfast room.

## Kitchen/Breakfast Room

Fitted with a range of high and low level units, the kitchen/breakfast room incorporates an integrated oven with electric hob, stainless steel sink and drainer with mixer tap, and tiled splashback areas. There is space for a fridge freezer and room for a small dining table, making the space both practical and functional. Additional benefits include an understairs storage cupboard, stairs rising to the first floor, a double glazed window overlooking the rear garden, and a door providing access to the courtyard garden.



## Bedroom

A well-proportioned double bedroom positioned to the front of the property, featuring a double glazed window allowing plenty of natural light to fill the room. The bedroom is fitted with carpet and benefits from a wall mounted radiator beneath the window, creating a comfortable and cosy space with ample room for bedroom furniture.



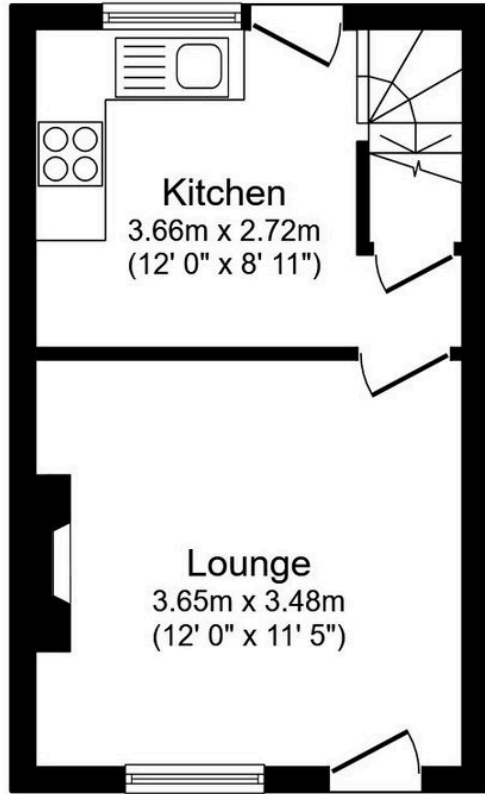
## Bathroom

The generously sized bathroom is fully tiled and fitted with a white three-piece suite comprising a wash hand basin, low level WC, and bath with electric shower over and fitted shower screen. The room also benefits from an airing cupboard housing the electric boiler, a wall mounted radiator, and a double glazed window to the rear aspect.

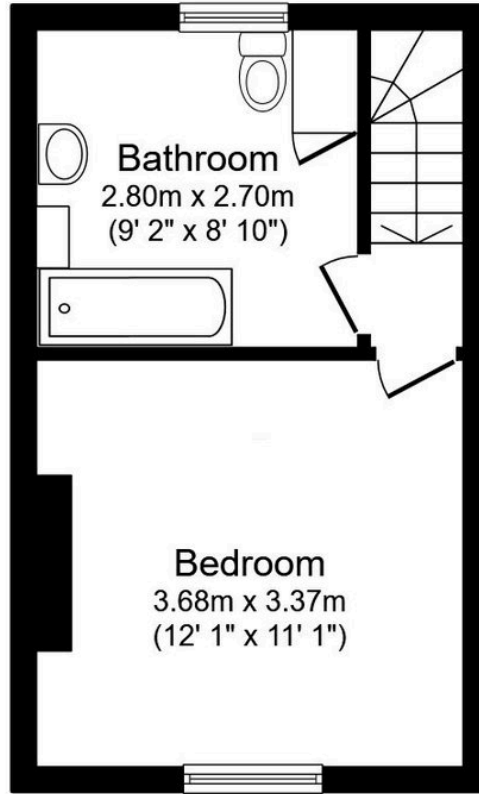
## Outside

To the rear of the property is an enclosed courtyard garden designed for low-maintenance living, being mainly laid to slab paving and gravel. The garden also benefits from side gate access and a versatile outbuilding equipped with power, lighting, and plumbing for a washing machine, making it ideal for use as a utility area, additional storage, or hobby space.

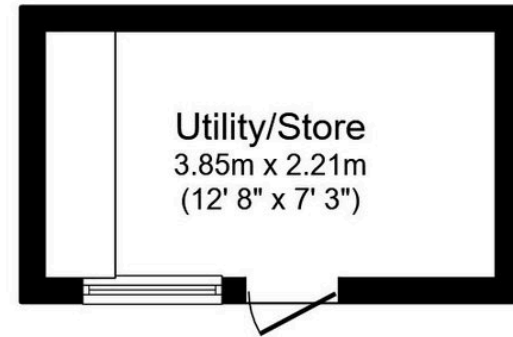




Ground Floor



First Floor



Outbuilding

Total floor area: 54.1 sq.m. (582 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)