



Ousebank Way, Milton Keynes, MK11 1LB





**36 Ousebank Way  
Stony Stratford  
Milton Keynes  
MK11 1LB**

**£325,000**

**A rare opportunity to purchase a 3 bedroom semi detached riverside property, located just off the town centre – with enviable and far reaching views over the river and countryside beyond.**

This semi detached house has accommodation comprising an entrance hall, living room, kitchen/dining room, rear lobby and cloakroom. On the first floor there are 3 bedrooms and a shower room. This sought after location is just a few minutes walk from the High Street and the elevated plot backs directly onto the The River Great Ouse and Riverside Meadows with fabulous and far reaching views.

Properties in this location are rarely available, and early viewings recommended of this chain free property.

- RIVERSIDE LOCATION
- FABULOUS FAR REACHING VIEWS
- 3 Bedroom Semi Detached
- Separate Living Room
- Kitchen/ Dining Room
- Cloak Room & Shower Room
- Short Walk to Town Centre
- CHAIN FREE SALE





### Ground Floor

A front door opens to the entrance hall which has stairs to the first floor and a door to the living room.

The living room, located to the front, has a tiled fireplace, an under stairs cupboard and a door to the kitchen/dining room.

The kitchen/dining room has a dining area area with glazed French doors overlooking the rear garden and the river Ouse and riverside meadows beyond. Cupboard built into a chimney breast recess and space for a dining table. The kitchen area has a range of units to floor and wall levels with a new oven, new gas hob, sink unit and gas central heating boiler. Space for appliances.

The side lobby has a door from the front and a door to the cloakroom.

The cloakroom has a WC and window to the side.

### First Floor

The landing has a window to the side with lovely views, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with two built-in wardrobes.

Bedroom 2 is located to the rear and has fabulous views over the rear garden, the river and far reaching riverside meadows and countryside.

Bedroom 3 is a single bed located to the front with a fitted cupboard and platform designed as a cabin bed.

The shower room has a suite comprising WC, wash basin and a double sized shower cubicle. Window to the rear.

### Gardens

The front garden is partly enclosed by a brick wall, laid to lawn and has a pathway to the front and side entry doors.

A highlight of this property is its attractive rear garden which has a patio lawn and stocked beds and which backs onto Riverside Meadows, and The River Great Ouse, offering fabulous views. A rear gate opens straight onto the Meadows and a footpath which leads to miles of countryside walks linking through to Stony Stratford nature reserve and far beyond.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

### 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

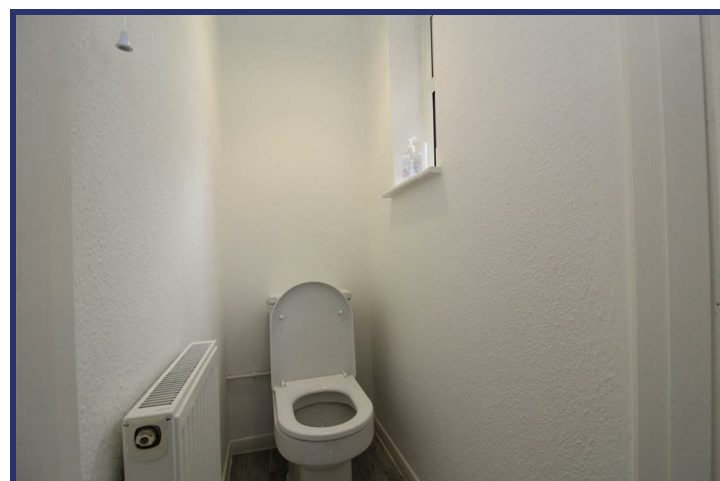
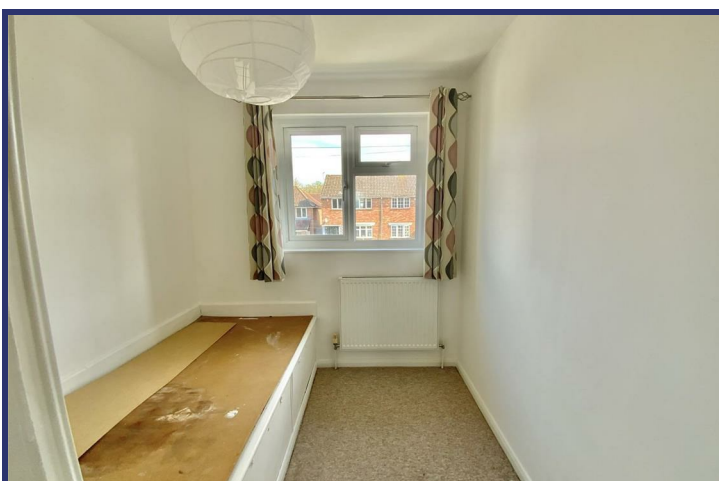
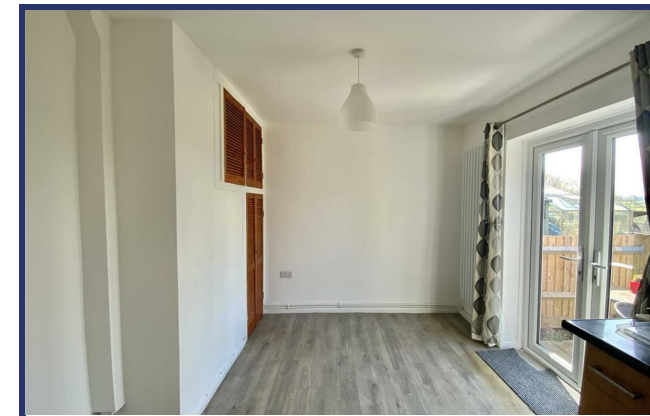
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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.





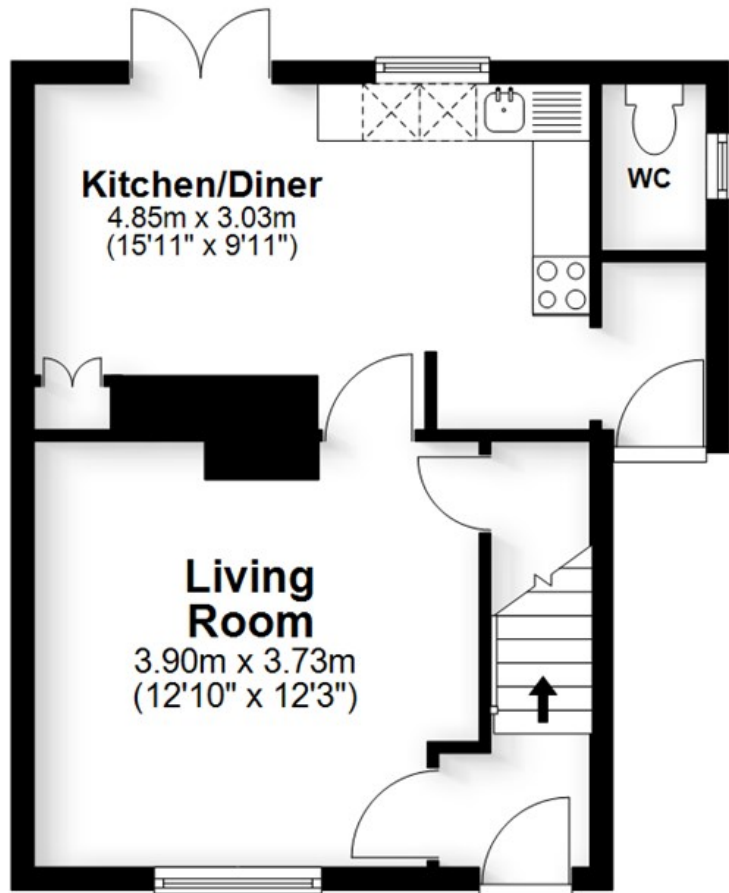




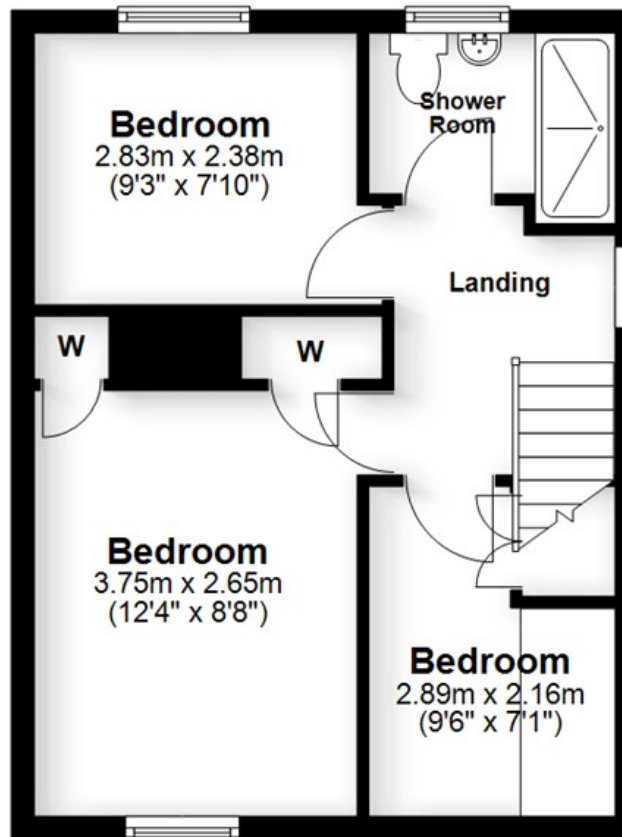




## Ground Floor

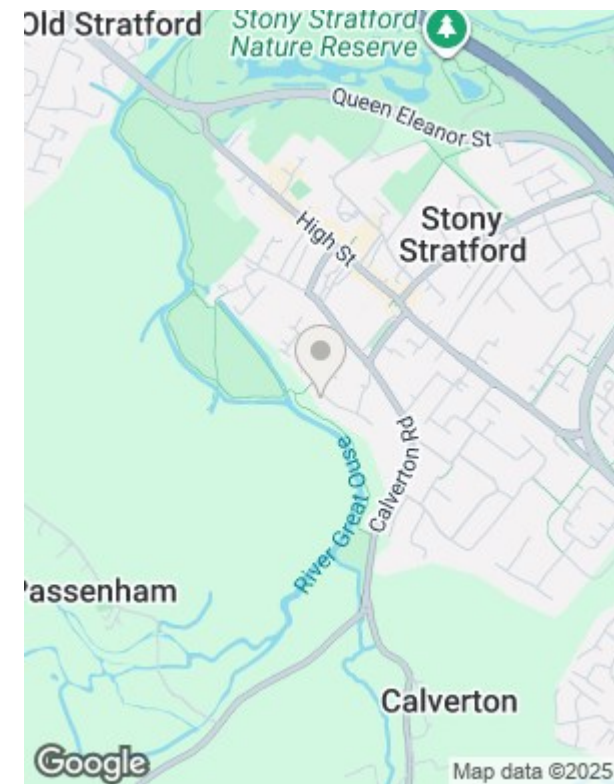


## First Floor



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	86
(81-91) B	
(69-80) C	72
(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	

