



Prospect Road, Milton Keynes, MK11 1BL



10 Prospect Road  
Stony Stratford  
Milton Keynes  
MK11 1BL

**Guide Price £225,000**

**A 3 bedroom Victorian terrace house in an enviable location, situated just off the High Street, yet short walk to Riverside Meadows.**

The property requires full renovation, making it the perfect blank canvas to create your dream home.

It has accommodation set over two floors comprising an entrance hall, 2 reception rooms, kitchen and ground floor bathroom. On the first floor that are 3 bedrooms. The property has period features to include sliding sash windows, and it appears that it may have period doors and fireplaces which have been boarded over but this cannot be confirmed due to panelling.

Prospect Road is a small road located just a short walk from both the town centre and some picturesque riverside meadows.

- FULL RENOVATION REQUIRED
- 3 Bedroom Terrace House
- 2 Reception Rooms
- Period Sliding Sash Windows
- Other Period Features
- Tucked Way Location Just Off high Street
- Short Walk to Riverside Meadows
- CHAIN FREE SALE





### Ground Floor

The storm porch has a front door opening to the hall which has stairs to the first floor and doors to both reception rooms.

The living room is located to the front with a bay window. Boarded over fireplace.

A dining room has a window to the rear, and an art deco style fireplace. Under stairs cupboard, door to the kitchen.

The kitchen has a butler sink and window and door to the side. A small lobby has a door to the bathroom.

The bathroom has a bath, basin and WC. Window to the rear.

### First Floor

The landing has a storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with two sliding sash windows and a boarded over fireplace.

Bedroom 2 has a sliding sash window to the rear overlooking the garden with some fields beyond and a boarded over fireplace.

Bedroom 3 has a sliding sash window to the rear. View is over the garden and fields beyond.

### Outside

The rear garden is laid with paving and enclosed by fencing. Garden shed. Side gated access via the passageway and a neighbouring property has right of access.

### 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 undertake 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

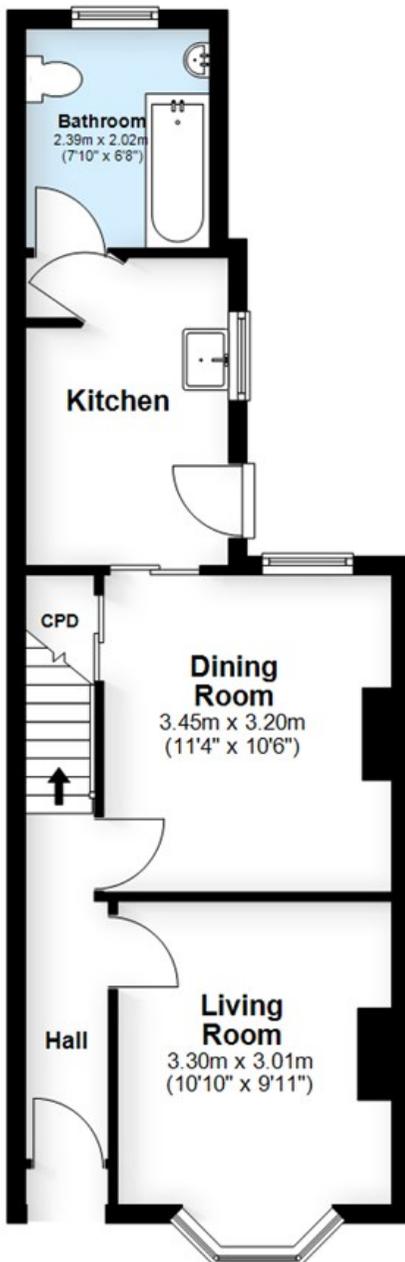
### Disclaimer

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.



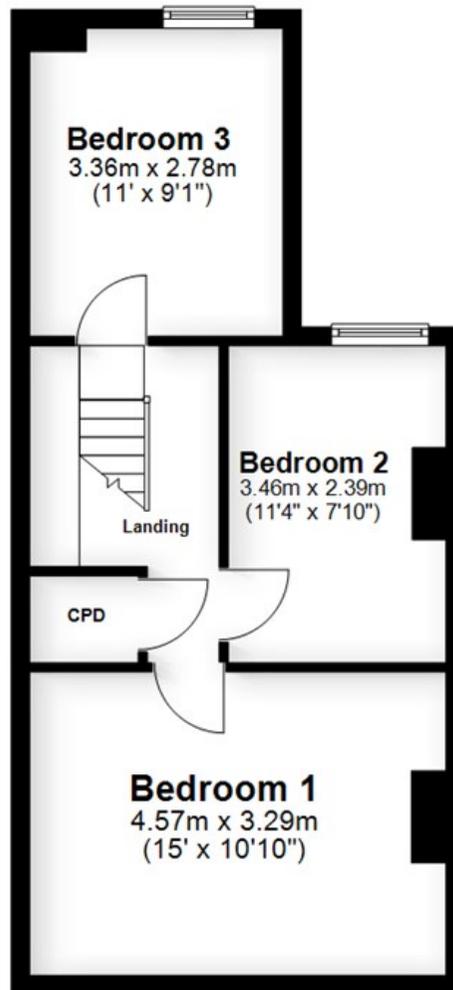
## Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



## First Floor

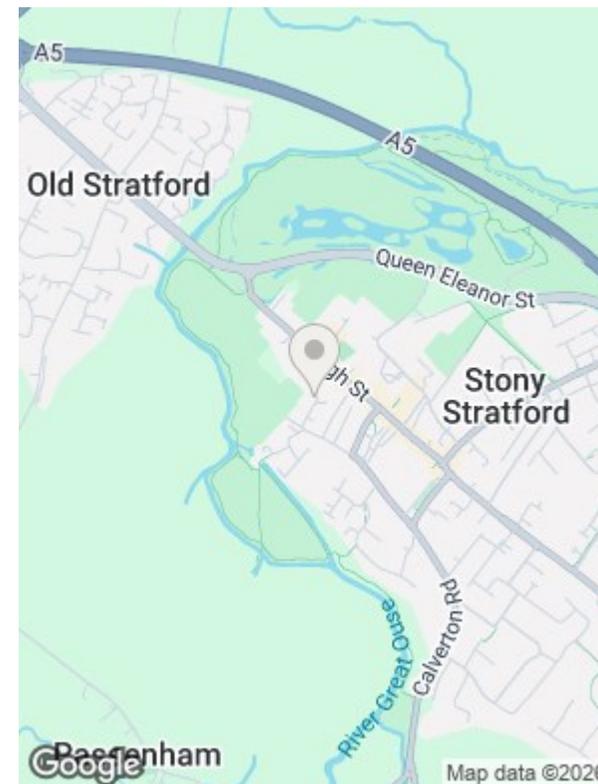
Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

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			
(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		EU Directive 2002/91/EC	

