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Gorricks  
Stony Stratford Milton Keynes

# Gorricks Stony Stratford Milton Keynes MK11 1HB

for sale guide price  
**£382,000**



## Property Description

**\*\*NO UPPER CHAIN\*\*** Located in the popular market town of Stony Stratford on the outskirts of Milton Keynes, this four bedroom semi detached family home is offered for sale by Connells Estate Agents. This family orientated home offers large and versatile living spaces with potential to add value. The accommodation briefly comprises; entrance porch, lounge, dining room, kitchen, four bedrooms with ensuite to the master bedroom and the family bathroom. Externally, there is a mature garden to the rear with countryside views, a single garage with off-street parking to the front. **\*\*\*VIEWING IS HIGHLY RECOMMENDED\*\*\***

Stony Stratford is a busy, picturesque market town at the Northwest corner of Milton Keynes and is affectionately known as 'The Jewel in the Crown of Milton Keynes'. The many historical buildings, pubs, restaurants and specialist shops attract visitors from some distance and the outskirts of the town benefit from attractive countryside and parkland with lovely riverside walks.

Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away. The nearest railway station is Wolverton, approximately 2.5 miles, for services to London Euston, Bletchley, Milton Keynes, Northampton, Birmingham. Milton Keynes railway station, (on the same line), is the nearest station for access to fast trains to London, intercity and cross-country services.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Wooden glass front door. Door to lounge.

## Lounge

14' 8" x 16' 6" ( 4.47m x 5.03m )

Sliding door to dining room. Two radiators. Stairs to first floor. Double glazed window to front aspect.

## Dining Room

7' 9" x 16' 6" ( 2.36m x 5.03m )

Two double glazed windows to garden.

## Kitchen

9' 8" x 10' 3" ( 2.95m x 3.12m )

Fitted units to base and eye level with complimentary worktop over. Composite sink and drainer. Built-in oven. Space for appliances. Double glazed window and door to rear garden.

## First Floor Landing

Loft hatch. Airing cupboard. .

## Bedroom 1

9' 8" x 17' 6" ( 2.95m x 5.33m )

Double glazed window to rear aspect. Radiator.

## En Suite

Shower cubicle. Close coupled w.c., pedestal wash hand basin. Radiator. Double glazed window to front aspect.

## Bedroom 2

10' 3" x 10' 2" ( 3.12m x 3.10m )

Built-in wardrobe. Radiator. Double glazed window to rear aspect.

## Bedroom 3

10' 6" x 10' ( 3.20m x 3.05m )

Double glazed window to front aspect. Radiator.

## Bedroom 4

6' 5" x 6' 2" ( 1.96m x 1.88m )

Double glazed window to front aspect. Radiator.

## Outside

## Front Garden

Herringbone style driveway providing parking for two cars.

## Rear Garden

Mainly laid to lawn with mature fruit trees. Shed. Rear access.

## Garage

Up and over door.

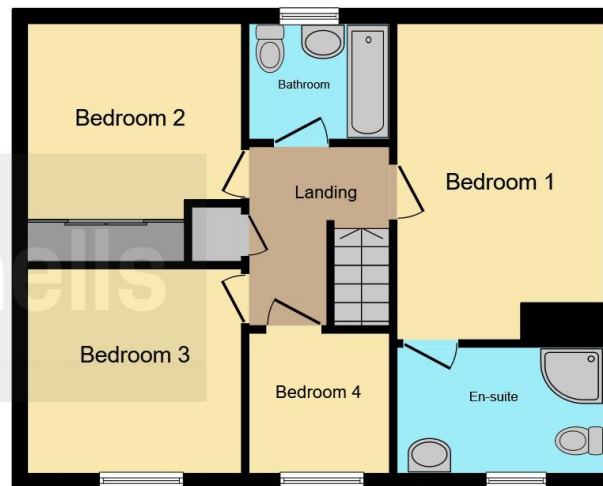








**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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