Clarence Road, Stony Stratford, MK11 1JE

CARTERS residential

**39 Clarence Road**
**Stony Stratford**
**MK11 1JE**

## £375,000

**A 3 bedroom terrace houses on the popular Clarence Road, benefiting from some original features, large kitchen and first floor bathroom.**

The property has accommodation set on two floors comprising an entrance hall, living room and dining area, and a good size kitchen. The first floor has 3 bedrooms and a modern bathroom. The house benefits from some period features to include three fireplaces, panel doors and varnished floorboards. It has UPVC double glazed sliding sash style windows throughout. Outside there are front & rear gardens with rear access.

The town centre, with an array of shops, cafés, restaurants and pubs, is just a short walk away.

- Period Terrace House
- 3 Bedrooms
- 2 Reception Areas
- Large Kitchen
- Modern First Floor Bathroom
- Character Features to Include Fireplaces
- Front & Rear Gardens
- Short Walk to Town Centre
- UPVC Sliding Sash Windows

## Ground Floor

A front door opens to an entrance hall which has varnished floorboards, stairs to the first floor and a period panel door opening to the dining area.

A living room/ dining room has a living room to the front with a period cast iron fireplace and a bay window with UPVC double glazed sliding sash windows. The dining area to the rear has a fireplace recess, cupboard built into the chimney breast recess, and French doors opening to the rear garden. Stripped varnished floorboards runs throughout both rooms. Panel door to the kitchen.

The kitchen is fitted with an extensive range of bespoke wooden units to both floor and wall levels with wooden worktops, part granite worktop and an inset Butler sink. Integrated appliances include a gas hob, extractor hood, and electric oven. Space for three appliances behind cupboard doors. Quarry tiled floor, windows to the side and glazed French doors overlooking the rear garden.

## First Floor

The landing has access to the loft, a storage cupboard and panel doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a period of cast iron fireplace, varnished floorboards and a sliding sash window to the front.

Bedroom 2 is a double bedroom located to the rear with a period cast iron fireplace and a sliding sash window to the rear.

Bedroom 3 is located to rear with a sliding sash window overlooking the rear garden and an airing cupboard.

The bathroom has a modern white suite comprising WC, wall mounted wash basin with vanity unit and a shower bath with glass screen. Fully tiled walls and a sliding sash window to the side.

## Outside

Small wall front garden with pathway to the front door.

The attractive rear garden is laid with law with stocked beds and borders, pathways and patios rear gate access leading to the Clarence Road service road. Timber built garden shed.

## Heating

The property has gas to radiator central heating.

## 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 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.

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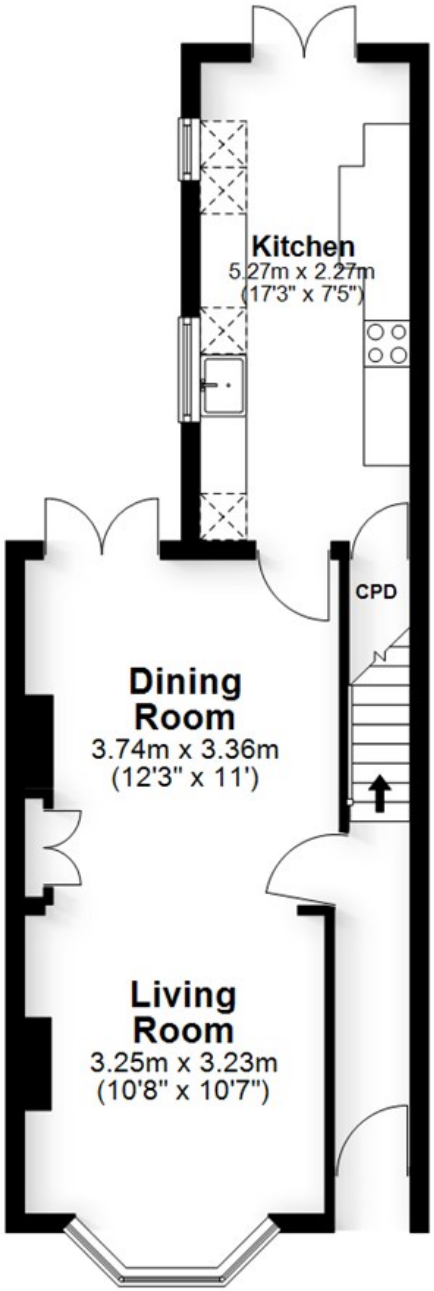
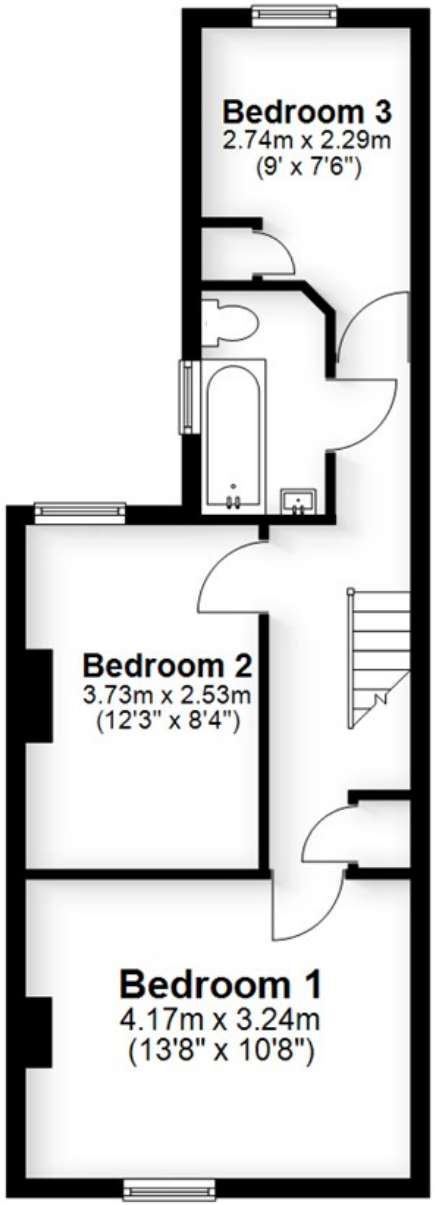
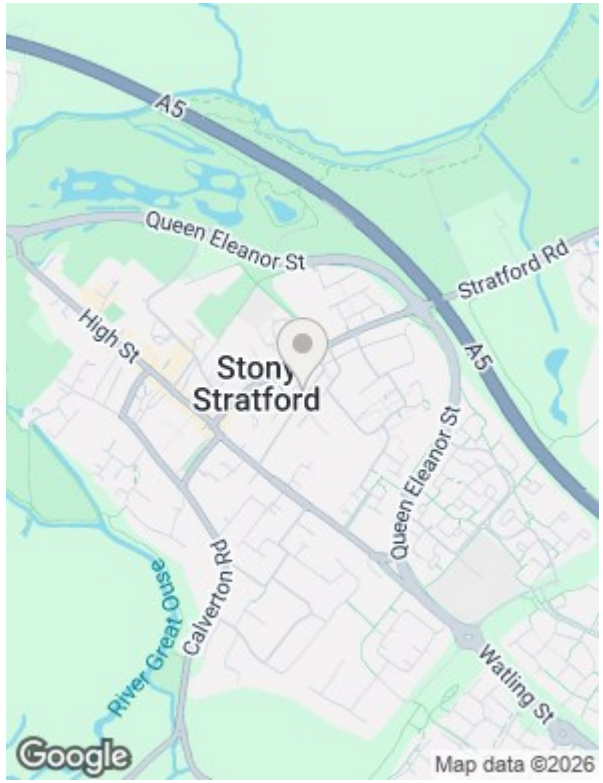
## Ground Floor




## First Floor




### Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience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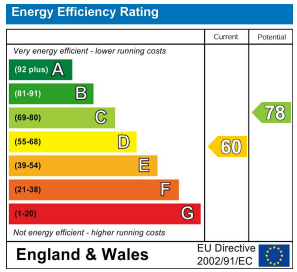



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown 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.