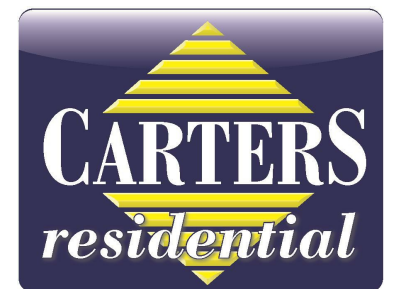




Milford Avenue, Milton Keynes, MK11 1HE



66 Milford Avenue
Stony Stratford
Milton Keynes
MK11 1HE

£395,000

A well presented 2 bedroom semi detached bungalow with a useful studio/garden room, offered for sale with no onward chain.

The bungalow has accommodation set on a single level comprising an entrance hall with storage cupboards, cloakroom, bathroom with WC, living room, kitchen, utility room and 2 double bedrooms.

Outside, the property has low maintenance gardens to the front, side and rear with the driveway providing off-road parking. In the rear garden there is a large block built studio/ workshop/garden room, offering a multitude of uses.

The bungalow is in a popular, and sought after area, and early viewing is recommended to avoid disappointment.

Offered for sale chain free.

- Semi Detached Bungalow
- 2 Double Bedrooms
- Separate Living Room with Wood-burning Stove
- Kitchen/ Dining Room
- Modern Bathroom + Cloakroom
- Low Maintenance Gardens Front, Side & Rear
- Large Studio/ Workshop/ Garden Room
- CHAIN FREE SALE





Living Accommodation

The front door opens to the extended entrance hall which has doors to all rooms, access to the loft and two storage cupboards.

The living room has a window overlooking the rear garden and a fireplace incorporating a woodburning stove.

The kitchen has a range of units to floor and wall levels with wooden worktops and a one and a half bowl sink unit. Integrated gas hob, electric oven and space for a washing machine. Window to the side and an open doorway to a utility area which has further matching kitchen units, a small worktop and a window to the side. Space for a fridge, or fridge/freezer with the removal of with the removal of a small piece of worktop. Door to the front.

Bedrooms & Bathrooms

A separate cloakroom has WC, wash basin and a window to the side.

The bathroom has a suite comprising WC, wash basin and spa bath with electric shower over, window to the side and tiled floor and walls.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Outside

The front garden is blocked paved to provide off-road parking for two cars. There are metal gates leading to the side of the property with a further paved area undercover. Access to the rear garden.

Rear garden has been landscaped with low maintenance in mind with a pave patio, artificial lawn and stock beds and borders, and a timber deck. Enclosed by fencing.

Studio/ Workshop/ Garden Room

The studio/ garden room is of rendered block construction with UPVC double glazed entry door, window and sliding patio doors which open to the timber deck. Power, light and has been lined / decorated. It would make an ideal hobby room, home office, gym or storage area.

Heating

The property has gas to radiator central heating. Electric heater in the studio.

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.

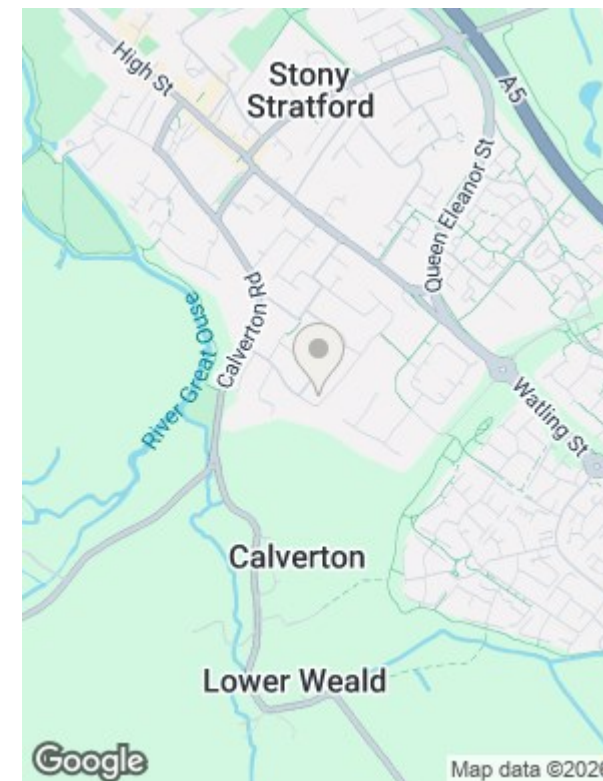
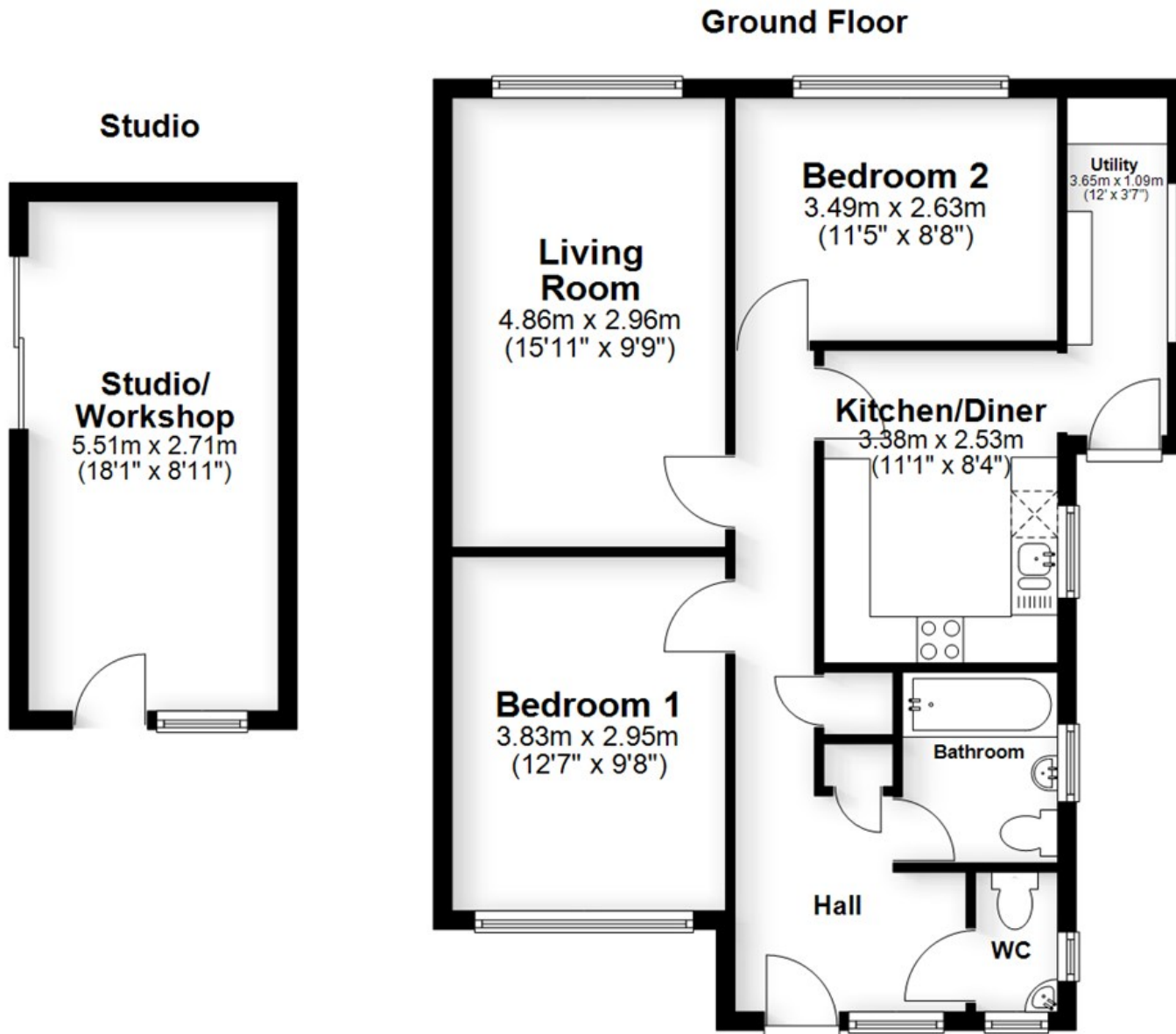
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.







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 | | | 86 |
| (69-80) C | | 70 | |
| (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 | |



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.