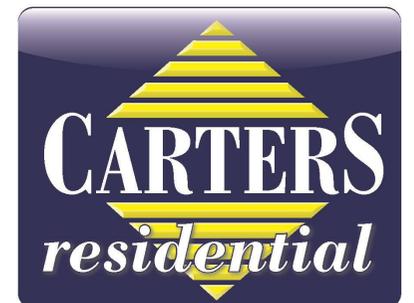




Station Road, Mursley, MK17 0SA



3 Station Road
Mursley
Buckinghamshire
MK17 0SA

Offers In Excess Of £300,000

Carters are delighted to offer for sale this two bedroom semi-detached house situated in the popular village location of Mursley.

The property is in need of modernisation, but offers fantastic potential and is an ideal opportunity to make this a lovely home in a village setting. The accommodation boasts, entrance porch, lounge, kitchen and a ground floor bathroom. Two double bedrooms to the first floor. To the outside, there are front, side and rear gardens.

- SEMI DETACHED
- LOUNGE
- KITCHEN
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED
- OIL TO RADIATOR HEATING
- GARDENS
- NO ONWARD CHAIN





Ground Floor

Enter via a front door into the entrance porch with a glazed door leading into the lounge. Brick-built fireplace with a hearth. Double glazed window to the front aspect. Understairs storage cupboard. Door to the kitchen.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Electric cooker point. Plumbing for washing machine. Tiled flooring. Floor mounted oil central heating boiler. Double glazed window to the rear aspect. Access to the staircase leading to the first floor landing. Door to the rear lobby which has a door and double glazed window to the side aspect. Door to the bathroom with a suite comprising low level w.c., panel bath, shower cubicle, and a wash hand basin.

First Floor Landing

Doors to two double bedrooms.

Bedroom one is located to the front of the property with a double glazed window to the front aspect. Bedroom two is located to the rear with a storage cupboard above the boxed-in staircase, access to the landing and a double glazed window to the rear aspect.

Gardens

The front of the property is enclosed by hedgerow with a wooden gate leading to the front garden which is laid to lawn. The garden extends to the side with a path leading around to the rear garden which is laid to lawn. The oil tank is situated in the rear garden.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council (Aylesbury Vale).

Council Tax Band: Band C.

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

Location - Mursley

Mursley is a highly regarded Buckinghamshire village located between the county towns of Aylesbury, Milton Keynes and Leighton Buzzard. There is a Church of England Primary school in the village for pupils aged 4 to 11 years. The village is served by a Public House (The Green Man). The village church of St Mary's is mentioned in Nikolaus Pevsner Book 'Buildings of England'. There are well renowned schools within the locality including Swanbourne House at Swanbourne and The Royal Latin Grammar School in Buckingham. The historic town of Winslow is a short drive away and has a variety of individual shops, restaurants, banks and public houses. Milton Keynes lies to the north and offers a comprehensive range of shopping, cultural, sporting and recreational amenities as well as number of small specialist suppliers. For the commuter Leighton Buzzard offers an excellent rail service into London Euston in approximately 30 minutes (fast train) and there is access to the M1 at Junction 14 at Milton Keynes.

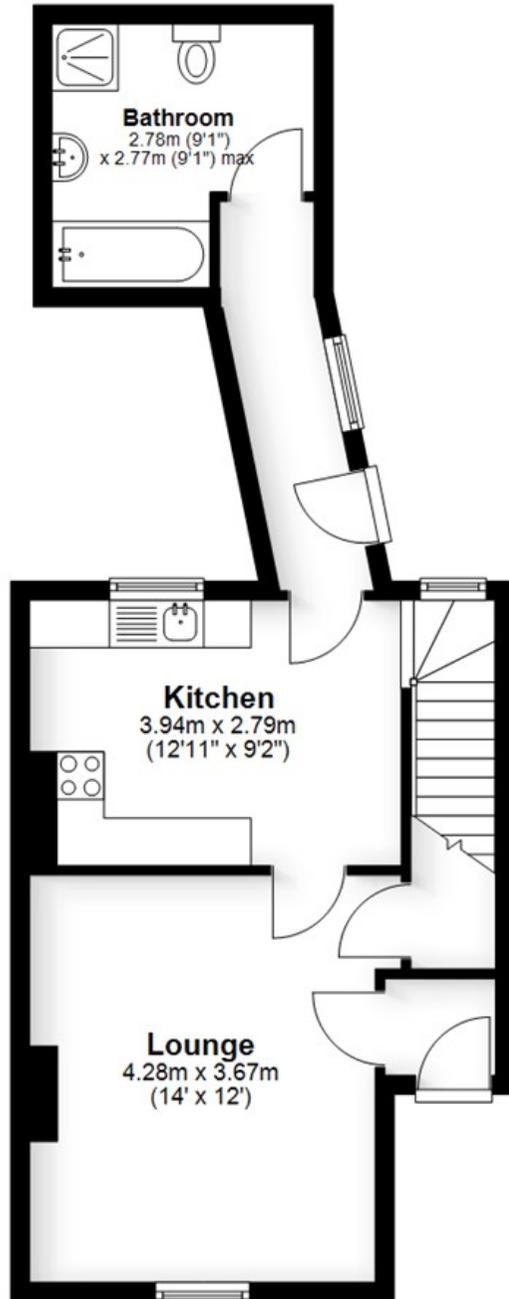
Disclaimer

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.

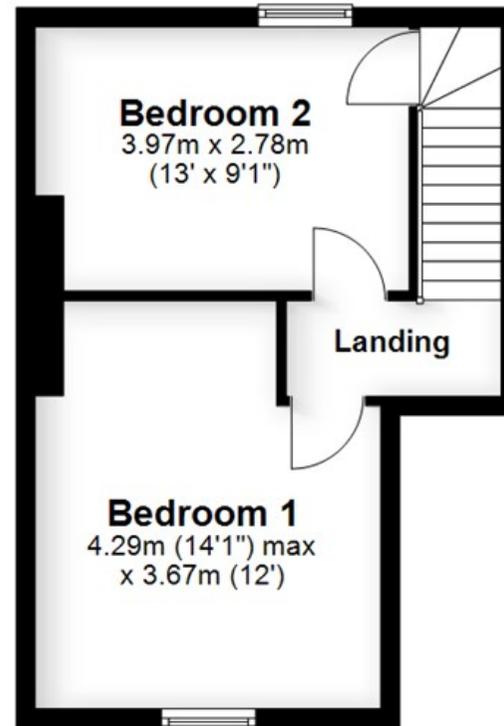




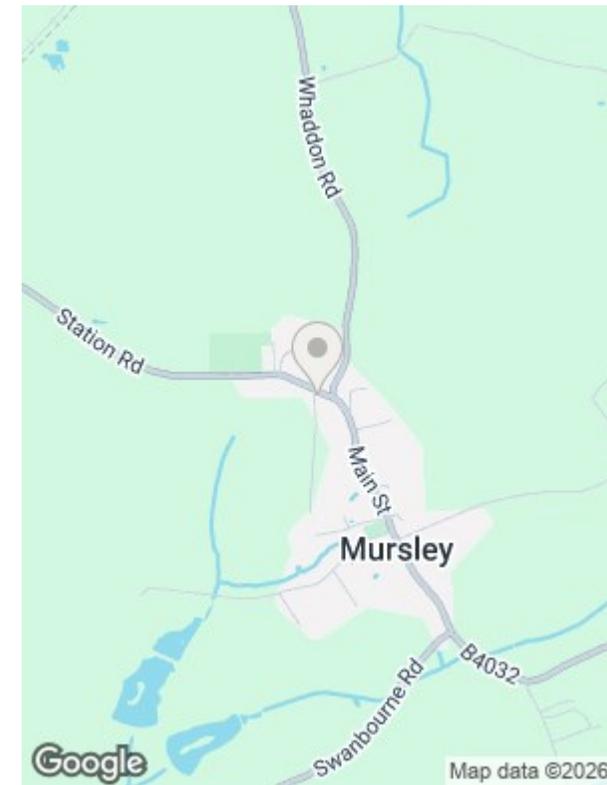
Ground Floor



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

