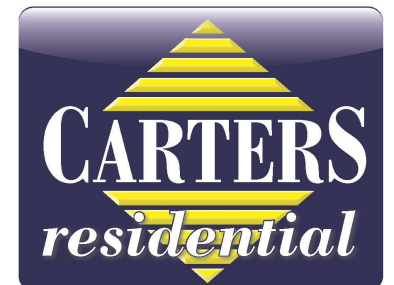




High Street, Stony Stratford, MK11 1AT



115 High Street
Stony Stratford
Buckinghamshire
MK11 1AT

£389,500

A 3 bedroom period property, located just off the town centre, with the character features, and benefiting from a good sized rear garden with excellent rear access.

The house has accommodation is set over two floors comprising a lounge/dining room, lobby, a 23 foot long galley kitchen and cloakroom. On the first floor there are 3 good size bedrooms and a bathroom. Character features include period fireplaces, high ceilings and panel doors.

The property has double gated access to a part covered driveway and a good sized rear garden with a garage/workshop.

The property is conveniently located at the North end of the High Street – just away from the main hub of shops, cafes, pubs and restaurants, which are just a minutes walk, and a short walk to some beautiful Riverside Meadows.

A lovely and unusual home – offered for sale chain free - early viewing is recommended.

- Unique Période Home
- 3 Good Size Bedrooms
- First Floor Bathroom + Cloakroom
- Lounge/ Dining Room
- 23ft Long Galley Kitchen
- South/West Facing Garden with Double Gated Access
- Garage/ Workshop
- Town Centre Location
- Chain Free Sale





Ground Floor

The front door opens to the living room/dining room which has a central fireplace with a period cast iron fireplace with tiled inserts and wooden mantle piece. Bay window to front, further window to the side and a sliding door to the inner hall.

The inner hall has stairs to the first floor and the sliding door to the galley kitchen.

The galley kitchen is 23'4" long with a range of units to floor and wall levels, worktops, integrated gas hob, extractor the hood, electric oven and space for other appliances. Window and door to the side and door to the cloakroom.

The cloakroom has a WC, wash basin, gas and heating boiler and a window to the rear.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a bay window, high ceiling and Victorian cast-iron fireplace with tiled inserts, tiled hearth and slate surround.

Bedroom 2 is a double bedroom located to the front with a fitted wardrobe built into the chimney breast recess.

Bedroom 3 is located to the rear, overlooking the rear garden- it is currently used as a dressing room.

The bathroom has a suit comprising WC, wash basin and a bath with shower and glass screen over and fully tiled walls. Window to the rear.

Outside

Double gates from the High Street open to a driveway, part under cover, leading into the rear garden. The access may be wide enough for a small car, but plenty of space motorbikes et cetera. The garden is mainly paved over and there is currently a layer of artificial grass laid over some paving. The garden has a south/westerly aspect, and is enclosed by fencing.

Garage

Detached pre-fabricated concrete garage, located to the end of the garden.

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

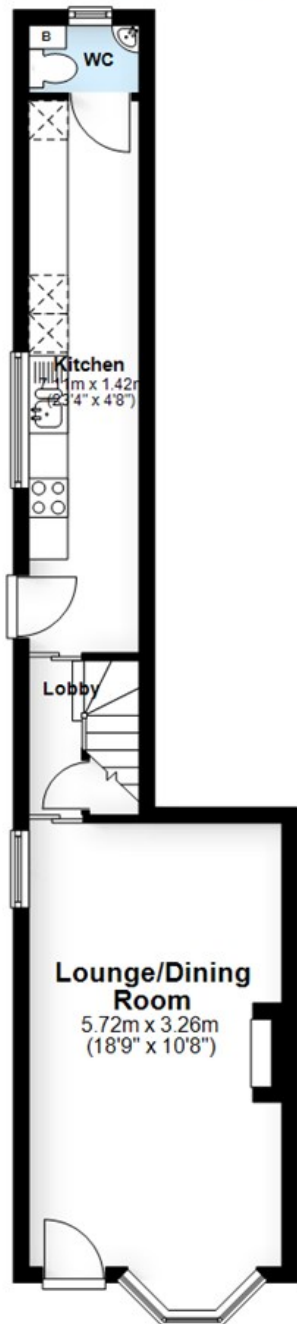
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





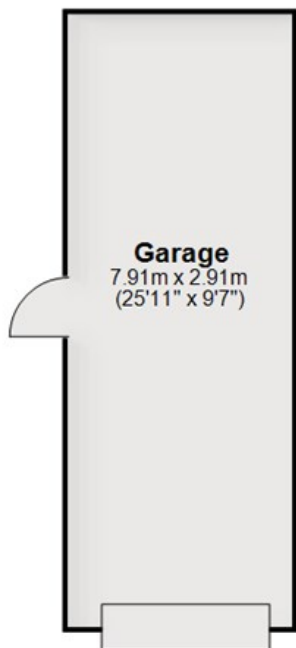
Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



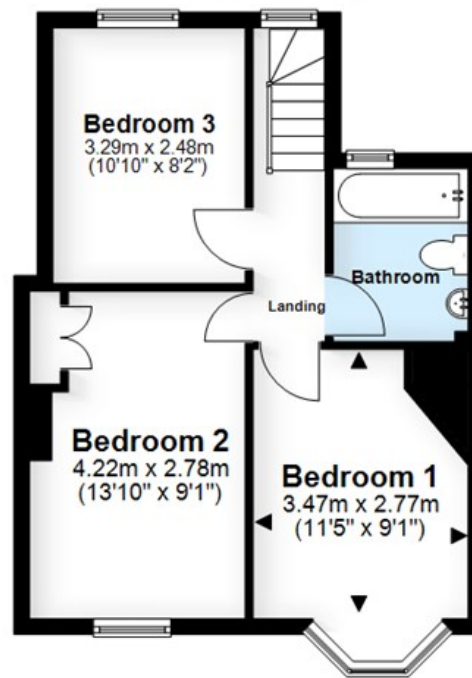
GARAGE

Approx. 23.0 sq. metres (247.8 sq. feet)



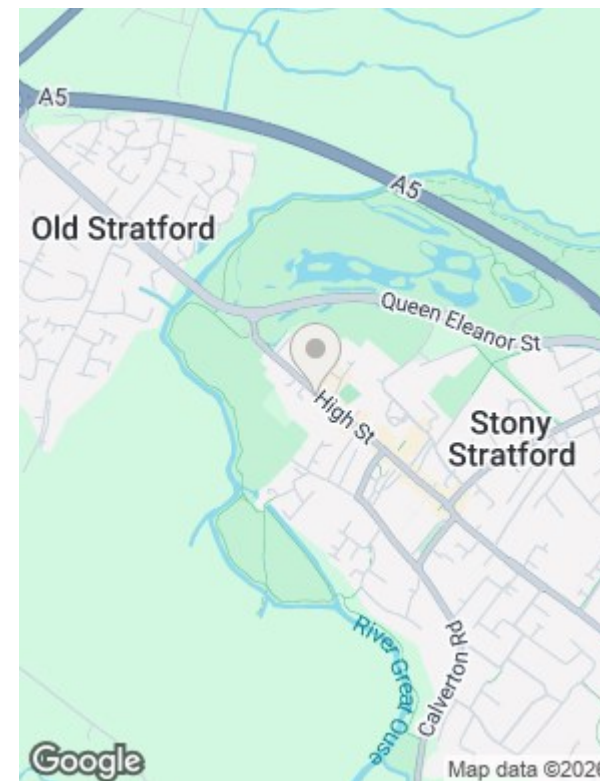
First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 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

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

