



King Street, Milton Keynes, MK11 1EE



7 King Street  
Stony Stratford  
Milton Keynes  
MK11 1EE

**Guide Price £250,000**

**A 2 bedroom period terrace house with gardens and parking, within a short walking distance to the town centre.**

The property has accommodation set on two floors comprising an entrance porch, living room, dining room, fitted kitchen and bathroom. On the first floor there are 2 double bedrooms. There are elements of the property which require updating, but it does benefit from UPVC double glazing, gas radiator, central heating and a modern kitchen and bathroom.

Outside the property has off-road parking to the front and a rear garden. It is located within a short walking distance to the town center and schools.

- Period Terrace House
- 2 Reception Rooms
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Rear Garden
- Off Road Parking
- VACANT - CHAIN FREE





### Ground Floor

A composite front door opens to a porch with a further door to the living room.

The living room, located to the front, has a window to the front and sliding doors opening to the dining room.

The dining room has a window to the rear, under stairs cupboard, door to a concealed staircase and door to the kitchen.

The kitchen has a modern range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated appliances include an electric hob, extra extractor hood and oven. Space for a washing machine and fridge/freezer. Window and door to the side and a door to the bathroom.

The bathroom has a suite comprising WC, wash basin and bath with shower over. Part tiled walls and a window to the rear.

### First Floor

A small landing has access to the loft and doors to both bedrooms.

Bedroom 1 is a double bedroom located to the front with a range of wardrobes spanning one wall.

Bedroom 2 is a double bedroom located to the rear.

### Outside

The front garden has been laid with block paving to provide off-road parking for a small car.

The rear garden has a paved patio and is enclosed by fencing. Rear gated with shared access with neighboring properties. The garden is currently overgrown and we have shown photos of before and after.

Whilst the property has private off road parking there is also an adjacent public car-park just two doors away

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### 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 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

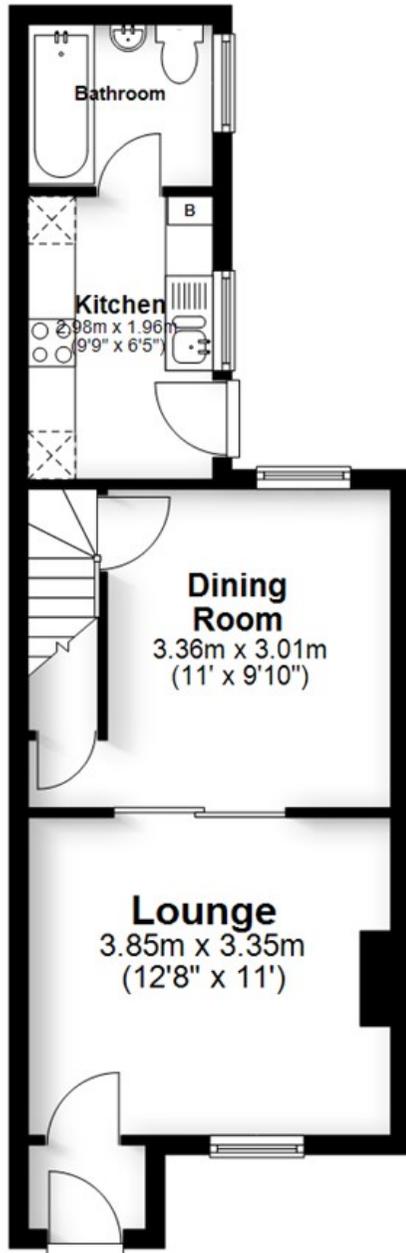
### Disclaimer

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.



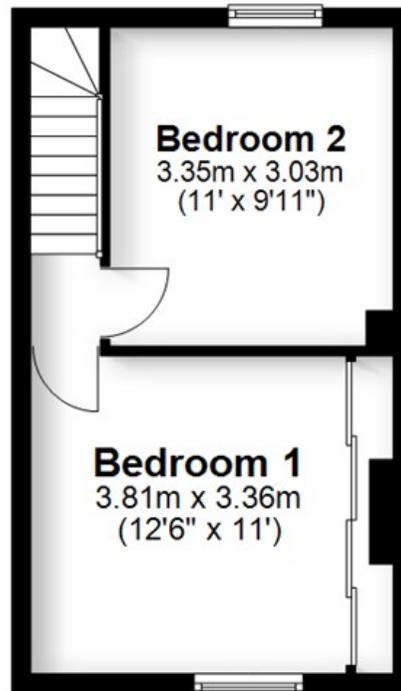
## Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



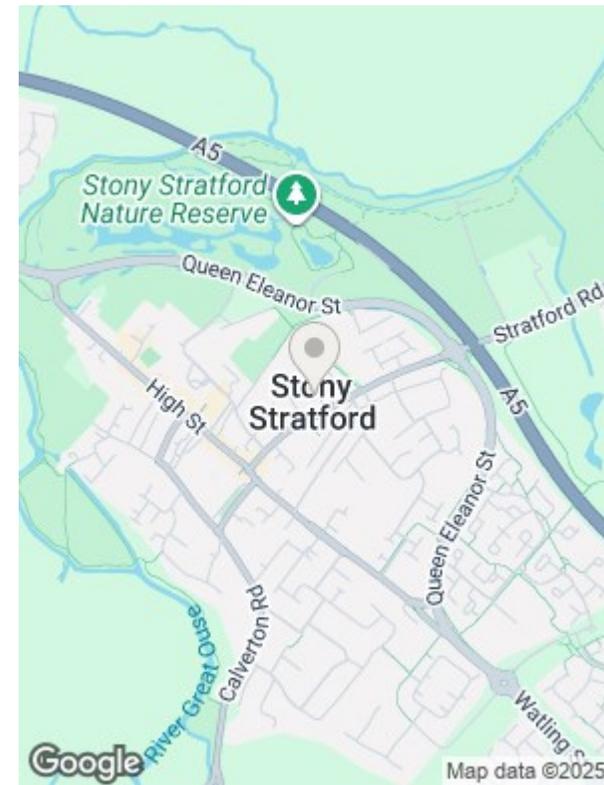
## First Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 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

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			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

