



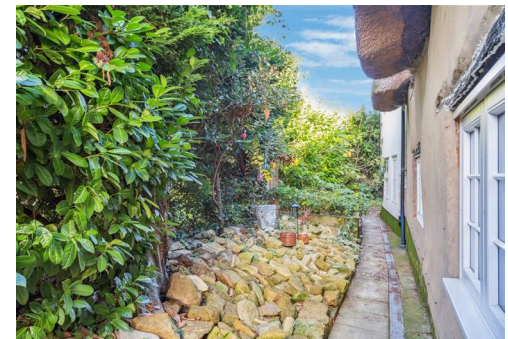
High Street, Stoke Goldington, MK16 8NP

41 High Street
Stoke Goldington
Bucks
MK16 8NP

Asking Price £375,000

A charming and character filled two bedroom property in the heart of the popular village of Stoke Goldington. Offered to the market with off-road car parking for two vehicles, a low maintenance rear garden and no chain.

The property comprises: Large dining hall, Kitchen breakfast room, Bathroom and Sitting room on the ground floor. On the first floor there is a landing and two double bedrooms. Character features include Inglenook fireplaces, exposed stonework to walls and exposed ceiling beams and wooden latch doors.





Property description

The accommodation in detail:

The dining hall has a splendid focal point having a magnificent inglenook fireplace. Additional period features are exposed ceiling beams and deep silled windows. The windows to the front and rear elevation are double glazed. Interesting alcoves and wooden flooring maintain the character of this room. A latch door opens to the sitting room and a walkway which leads through to the kitchen breakfast room. A staircase rises to the first floor landing.

The kitchen is fitted with a range of base and eyelevel units incorporating a single bowl single drain sink unit with mixer taps over and cupboards under. There is plumbing and space for a dishwasher and washing machine. There is a built-in fridge and freezer, built-in oven, hob and extractor fan. central Island and breakfast bar. Doors to the side elevation and bathroom. Exposed ceiling beams and stone walling. Ceiling lighting.

The bathroom is partitioned into 2 rooms, the first being a walk-in area with wall mounted sink unit with cupboards under. Further doorway leads to the main area of the bathroom having a roll top bath with shower attachments mounted over ball and claw pedestals and low-level WC.

First floor

Once on the landing wooden latch doors open to the bedrooms which have exposed ceiling beams, deep silled double glazed windows and wooden flooring. Bedroom one is a good size double bedroom.

Bedroom two is also a good size double bedroom with loft access and an airing cupboard housing a new electric boiler.

Outside

The front gardens have been attractively

landscaped to offer a low maintenance style front garden with a block paved patio creating an outside dining area with external lighting. A footpath leads to the front door and storm porch. There is pedestrian access around the side.

The rear gardens are enclosed by timber fencing and a brick wall. The rear garden is predominantly hard landscaped which requires minimal maintenance and is stocked with various flowers and shrubs. This garden offers a fair degree of privacy and seclusion.

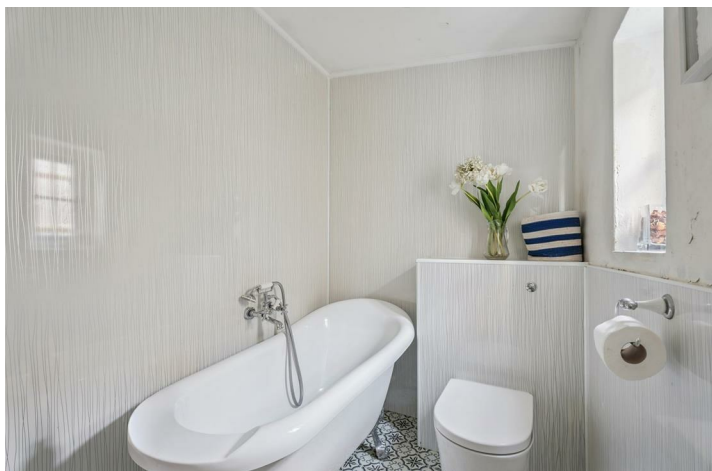
Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

Notice to purchasers

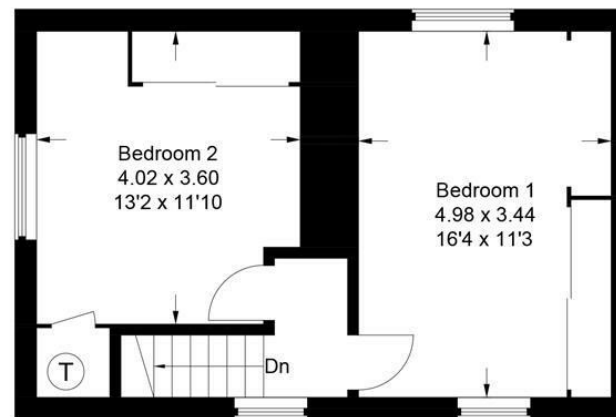
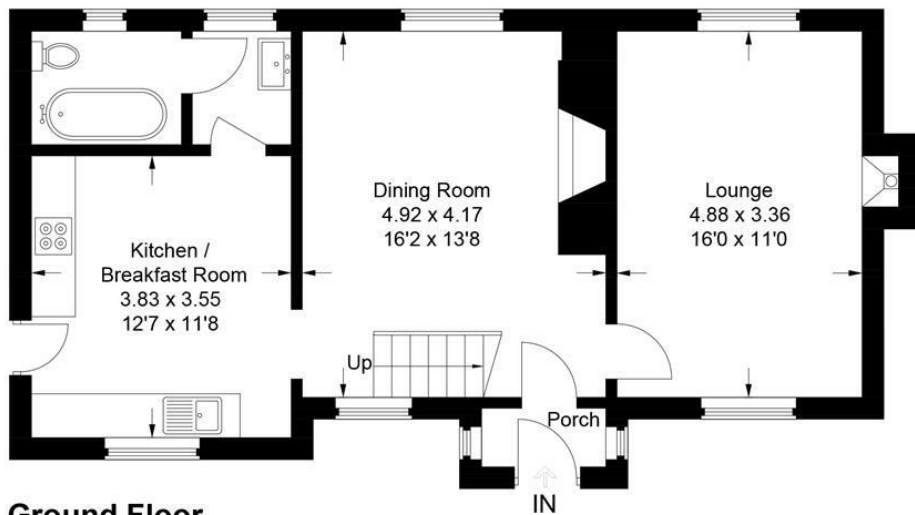
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.







Approximate Gross Internal Area
 Ground Floor = 60.9 sq m / 655 sq ft
 First Floor = 39.2 sq m / 422 sq ft
 Total = 100.1 sq m / 1,077 sq ft



Viewing Arrangements

By appointment only via Fine & Country.
 We are open 7 days a week for your convenience

01234 975999

olney@fineandcountry.com

www.fineandcountry.com

1 Silver End, Olney
 Bucks MK46 4AL

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

