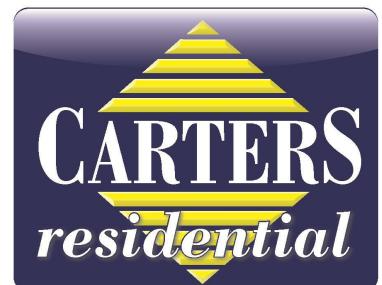




Horsefair Green, Stony Stratford, MK11 1JW



**13 Horsefair Green
Stony Stratford
Buckinghamshire
MK11 1JW**

Offers Over £330,000

A beautifully presented and much improved 2 bedroom Victorian house located on the sought-after Horsefair Green.

The property has an enviable location, on the quieter side of the green, and the beautifully presented accommodation is set over two floors comprising; separate lounge and dining rooms – each with fireplaces, a long galley kitchen, utility room (scope to be a third bedroom/ study), and cloakroom. On the first floor there are 2 bedrooms and a large shower room. The property has many character features and the first floor has particularly high ceilings.

Outside the property has an attractive courtyard garden and it is located fronting the picturesque Horsefair Green

A fabulous home in one of the most sought-after locations in the town, just a minutes walk from the town centre - early viewing is recommended to avoid disappointment.

- Highly Sought After Horsefair Green
- Character Features & High Ceilings
- 2 Reception Rooms with Fireplaces
- 2 Bedrooms
- Utility/ Study/ Ground Floor 3rd Bedroom
- Long Fitted Galley Kitchen
- Cloakroom
- Attractive Private Courtyard Garden
- Resident Permit Parking





Ground Floor

A front door opens to the living room which is located to the front of the property with fabulous views over Horsefair Green. Period cast iron Victorian fireplace with tiled inserts, slate hearth and exposed brick to the chimney breast.

The dining room, located to the rear, has a feature fireplace with part exposed brickwork and a quarry tiled hearth. Cupboards built into the chimney breast recess. UPVC double glazed window to the rear and stairs to the first floor.

The kitchen has an extensive range of units to floor and wall levels with worktops and a one and a half bowl of ceramic sink. Integrated appliances include an electric hob, extractor hood, electric oven, fridge, and dishwasher. Tiled floor, three windows to one side and one window to the other.

A utility room has a range of matching kitchen units, worktops and space for a washing machine. Windows to the rear and door to the side. This room offer the scope to be a garden room, study, or even a third bedroom.

The cloakroom has a modern white suite comprising a W.C, wash basin and the window to the rear.

First Floor

The first floor landing and bedrooms have lovely high ceilings (around 2.92m) and the landing has access to the loft. Doors in a natural wood finish to all rooms.

Bedroom 1 is a large double bedroom to the front with a tall sliding sash window providing lovely views over Horsefair Green.

Bedroom 2 is located to the rear with a view over the courtyard garden.

The shower room has a replacement suite in white comprising a WC, wash basin set on a vanity stand and a large walk in shower. Windows to the side and rear. Tiled floor.

Outside

The rear is an attractive courtyard garden with concrete hardstanding, paving, and raised beds and borders. It is enclosed to all sides by brick walls with side gated access.

Parking

Horsefair Green has the benefit of a resident only permit parking scheme - permits are available for a small annual sum.

Windows

The property has UPVC double glazed windows, with sliding sash windows to the front elevation.

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 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

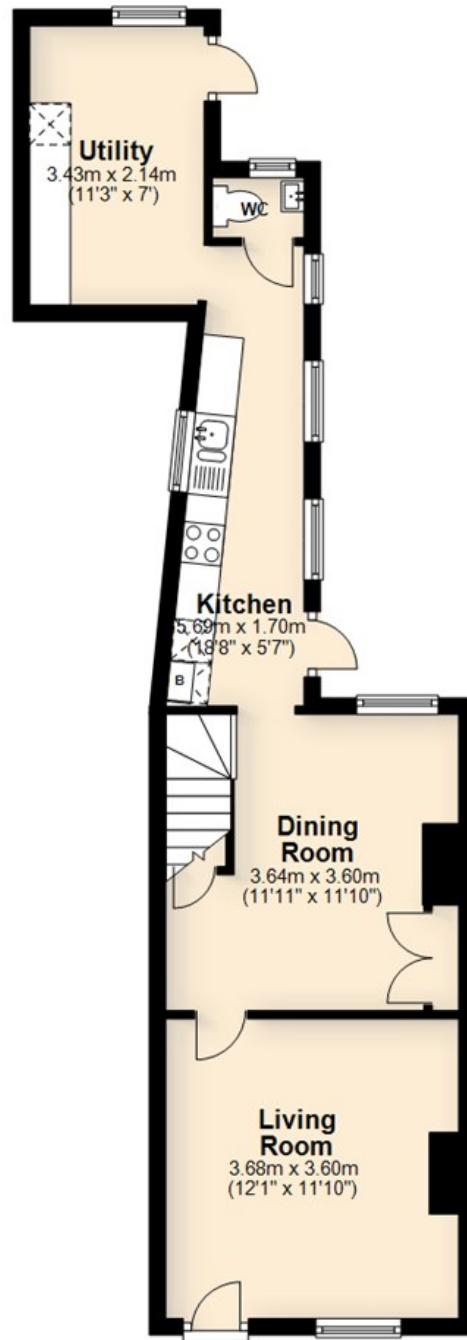
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



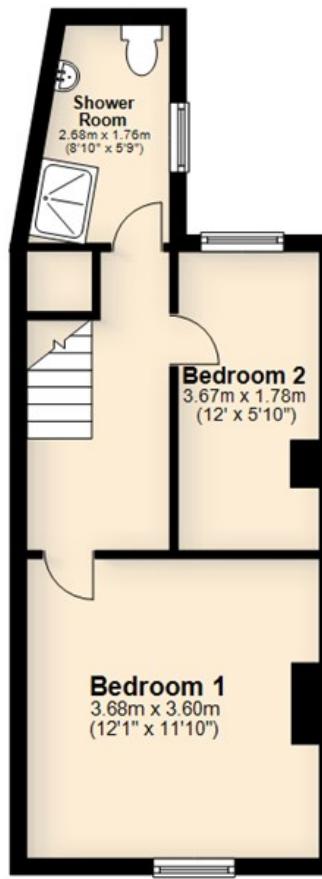




Ground Floor

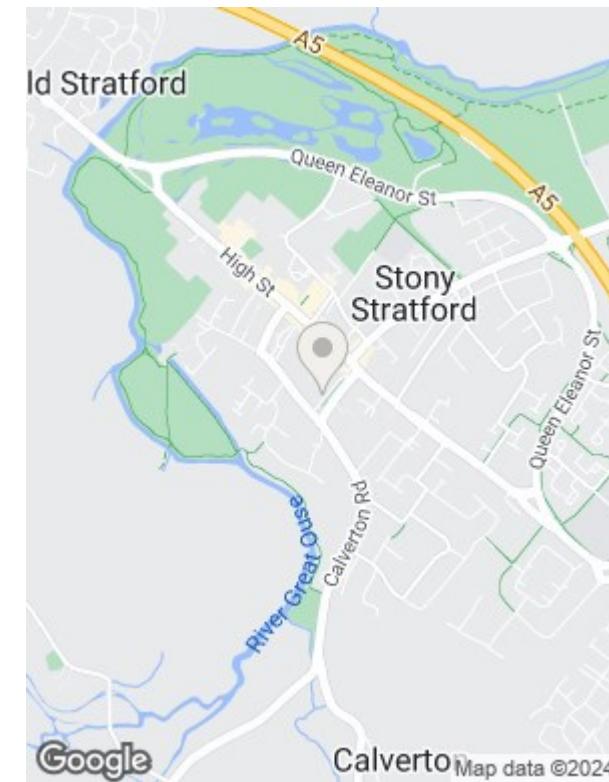


First Floor



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		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

