



Pentlands, Milton Keynes, MK11 2AF



23 Pentlands
Stony Stratford
Milton Keynes
MK11 2AF

£310,000

A 3 bedroom semi detached house with garage, driveway and gardens - offered for sale with no onward chain.

The house has accommodation set over two floors comprising an entrance hall, living room, and kitchen/dining room. On the first floor 3 bedrooms and a modern fitted shower room. Outside the property has gardens to the front and rear, and an attached garage.

The property is located on a small development on the edge of Stony Stratford with the High Street being within comfortable walking distance, plus a short walk to some local shops and school.

- Semi Detached House
- 3 Bedrooms
- Separate Living Room
- Kitchen/ Dining Room
- Modern Refitted Shower Room
- Garage & Driveway
- Front & Rear Gardens
- Gas to Radiator Central Heating
- Double Glazing
- CHAIN FREE SALE





Ground Floor

The entrance hall has stairs to the first floor and a door to the living room.

A living room has a window to the front and door to the kitchen/dining room.

The kitchen/dining room has a dining area with patio doors to the rear garden and the kitchen fitted with a range of units to floor and wall levels with worktops, sink, and space for appliances. Window to the rear, door to the side and understairs cupboard.

First Floor

A landing has a window to the side, cupboard, access to the loft, and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with fitted double wardrobes.

Bedroom 2 is a double bedroom to the rear with a fitted wardrobe.

Bedroom 3 is a single bedroom to the front with an over stairs bulkhead.

A modern shower room has been refitted with a suite comprising WC and wash basin built into a vanity unit and a shower cubicle. Window to the rear.

Outside

Garage

Attached single garage with up and over door and rear access door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: £ payable for the year 2022/23

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

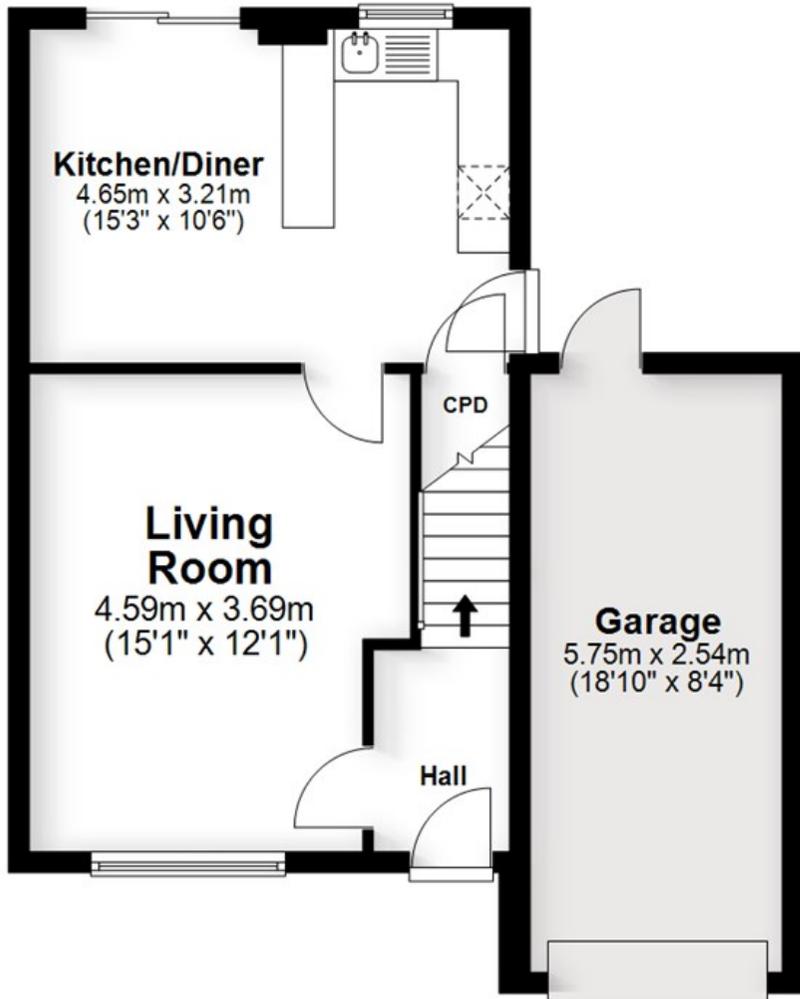
Disclaimer

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.



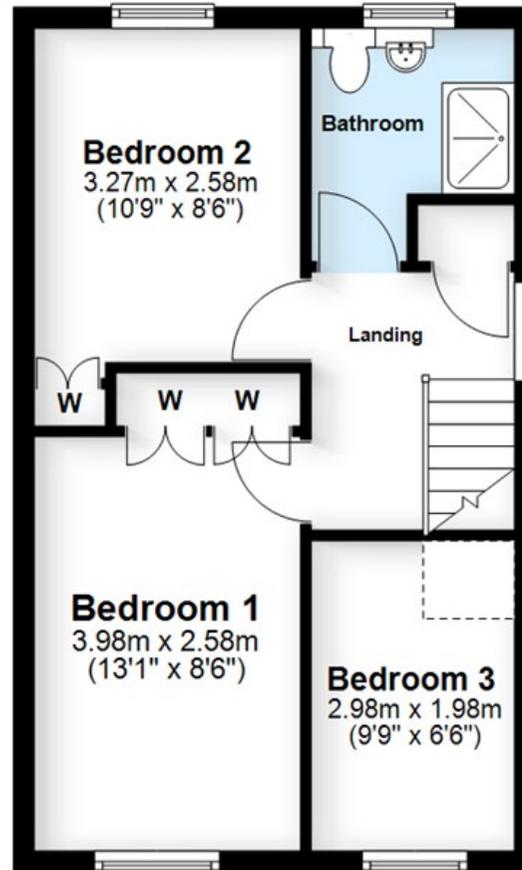
Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



First Floor

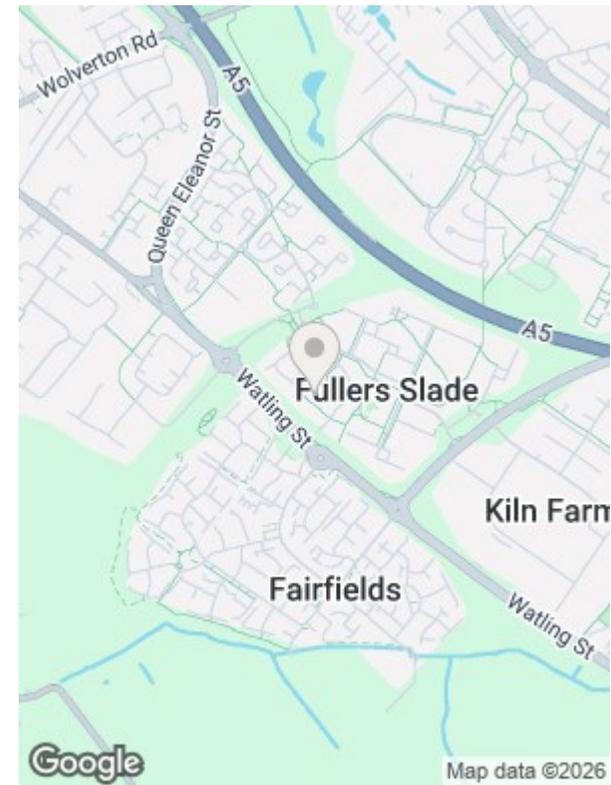
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 88.7 sq. metres (954.7 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		
(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	

