



Hale Avenue, Stony Stratford, MK11 1EN



14 Hale Avenue
Stony Stratford
Buckinghamshire
MK11 1EN

£295,000

A 2 bedroom end of terrace house with an attached converted garage and a good size garden. It is located within walking distance of the town centre.

The property is well presented and has accommodation set over two floors comprising a hall, lounge/dining room and a kitchen. On the first floor there are two double bedrooms and a modern bathroom. The attached garage has been converted and the property has a good size garden to the rear and parking with a carport to the front.

It backs onto an area of parkland and is within a comfortable walking distance of the town centre and it's extensive facilities. The house is located in a small block of three houses.

Offered for sale chain free.

- End of Terrace House
- Lounge/Dining Room
- Kitchen with Appliances
- Two Double Bedrooms
- Modern Bathroom
- Converted Garage
- Good Size Rear Garden
- Parking
- Carport
- CHAIN FREE SALE





Ground Floor

A front door opens into the hall with a storage cupboard and stairs to the first floor.

An open-plan lounge/dining room has a lounge area to the front and a dining area to the rear with patio doors opening onto the rear garden. The dining area is open-plan to the kitchen.

The kitchen is fitted in a range of units to wall and base levels with work surfaces over, inset sink/drainer and an integrated oven and hob. Window to rear.

First Floor

The landing has an airing cupboard and access to the loft.

Bedroom 1 is a double bedroom located to the front with a built-in wardrobe.

Bedroom 2 is a double bedroom located to the rear.

The bathroom has a white suite comprising low level w.c., wash hand basin and panel bath with shower over. Part tiled walls. Obscure glazed window to rear aspect.

Exterior

A driveway to the front provides off-road parking for two cars one of which is under the carport.

The rear garden is a good size, extending behind two garages. It has an under-cover patios area and lawns. The garden is enclosed by a brick wall to two sides and fencing to another. The garden backs onto an area of parkland.

Garage

The attached garage has been converted to provide a useful utility and storage area or may suit as a home office. It has pedestrian doors to the front and rear and a window to the front. The walls and ceiling have been boarded and plastered.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Location - Stony Stratford

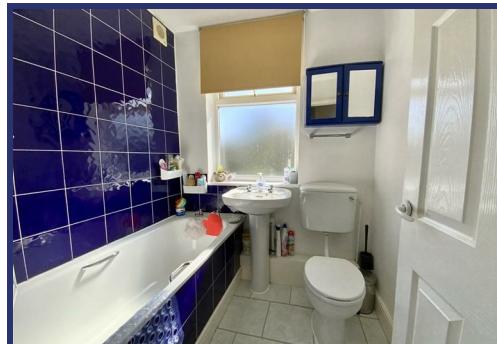
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers

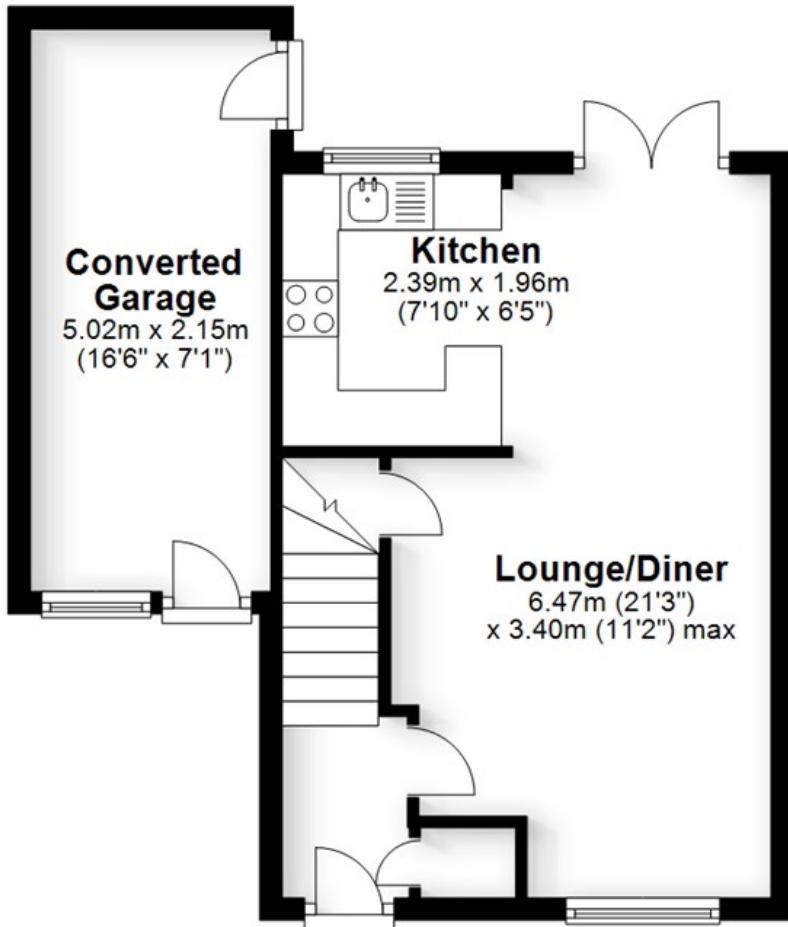
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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



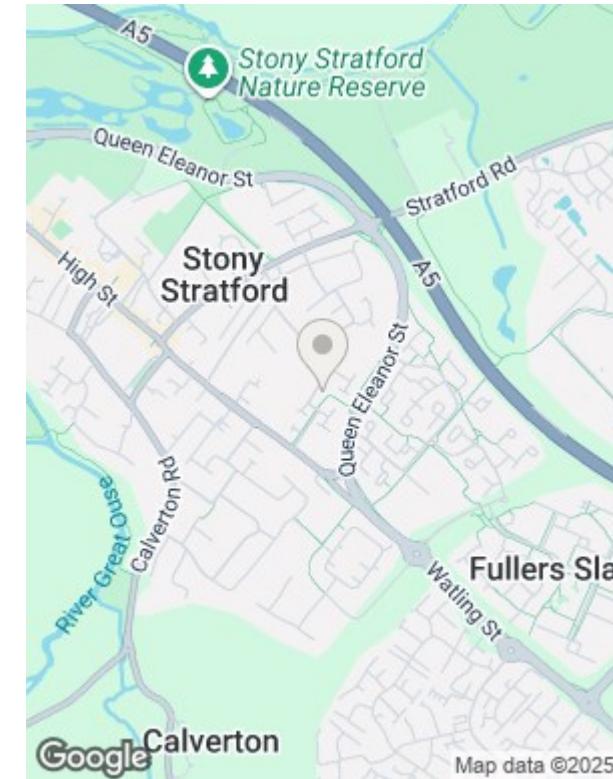
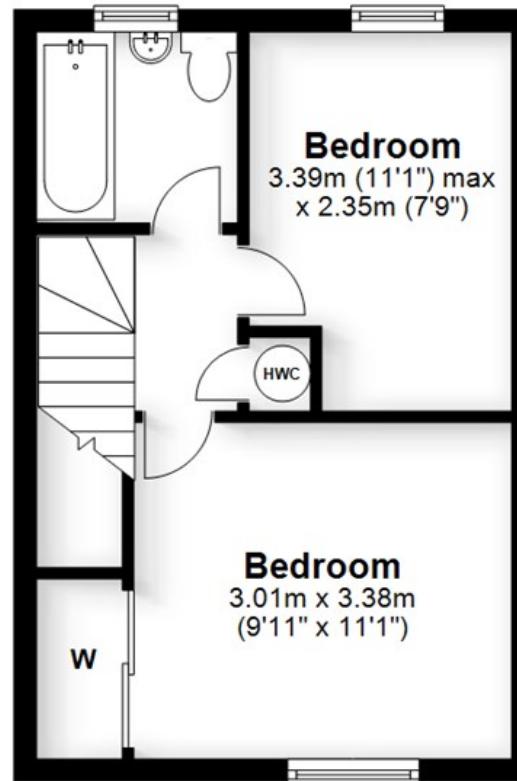
Ground Floor



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.

First Floor



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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

