



Park Road, Stony Stratford, MK11 1LF



33 Park Road
Stony Stratford
Buckinghamshire
MK11 1LF

£285,000

A good sized 3 bedroom semidetached house with garage and gardens located in a popular street close to the town centre. The property requires extensive modernisation.

The property has accommodation set on two floors comprising a hall, lounge/dining room, kitchen/breakfast room, landing, 3 bedrooms and a bathroom. Outside the property has gardens to the front and rear and a garage. The property is in poor state of repair and requires extensive modernisation. It does however benefit from UPVC double glazing and gas to radiator central heating.

Offered for sale with no upper chain – viewing is available seven days a week.

- REQUIRES RENOVATION
- Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- UPVC Double Glazing
- Gas to Radiator Central Heating
- Garage & Driveway
- Front & Rear Garden
- NO UPPER CHAIN





Ground Floor

The front door opens to a hall with stairs to the first floor.

The living/dining room is a dual aspect room with windows to both the front and rear and a fireplace.

The kitchen/breakfast room has a window to the rear, door to the side and the gas central heating boiler.

First Floor

The landing has access to the loft, a window to the front and doors to all rooms

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a suite comprising WC, wash basin and bath. Window to the side.

Outside

The front garden is laid with lawn and has a pathway to the front door, and side gated access to the rear garden.

The rear garden extends to the side of the property. It is enclosed by fencing and a brick wall. The garden is currently overgrown.

Garage

Single garage with concrete driveway located across the road opposite the property.

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

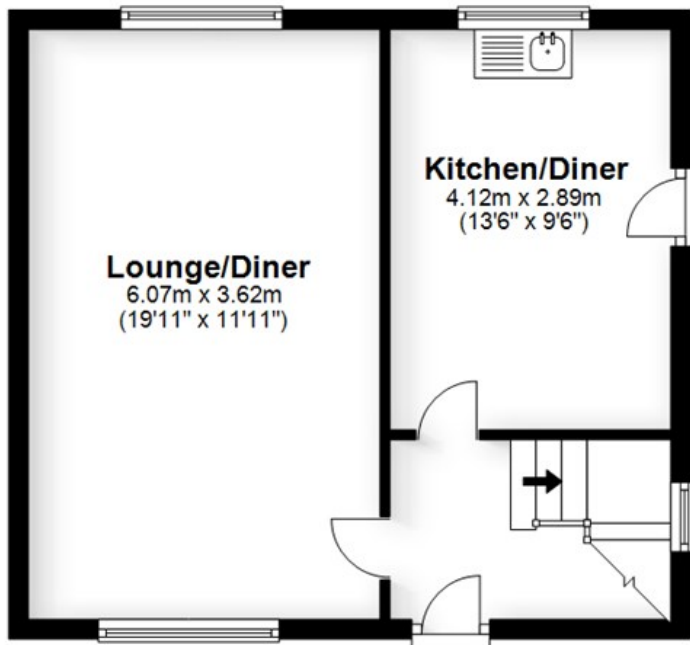
by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Disclaimer

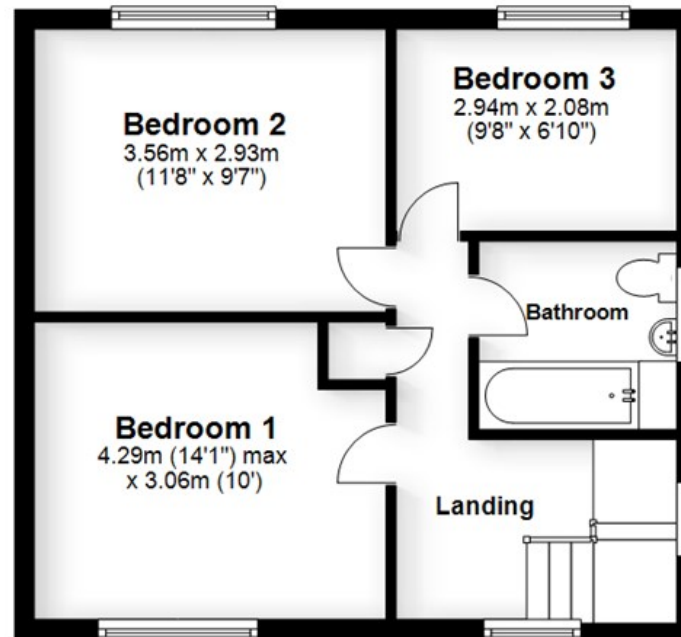
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



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

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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.



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	

