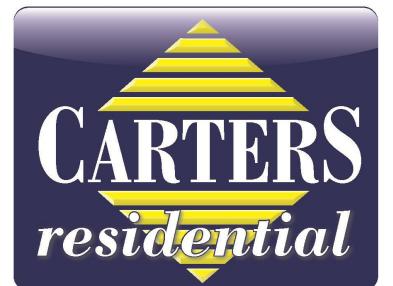




Clarence Road, Stony Stratford, MK11 1JD



**72 Clarence Road  
Stony Stratford  
Buckinghamshire  
MK11 1JD**

**£325,000**

**A well presented 2 bedroom period property with 2 reception rooms, gardens and off-road parking.**

The property has well presented accommodation set over two floors comprising; an entrance hall, two reception rooms to include a lounge with a cast iron fireplace and a separate dining area, a modern fitted kitchen with appliances and a modern bathroom. On the first floor there are two double bedrooms. Outside the property has a front and rear gardens and off-road parking to the rear.

The accommodation has period features such as fireplaces, picture rails and period panel doors.

Clarence Road is a sought-after street just a short walk from the High Street and with high demand we recommend early viewing. The property is offered for sale with the benefit of no upper chain

- Period House
- 2 Reception Rooms
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom
- Period Fireplaces
- Stripped Pine Period Doors
- uPVC Double Glazing
- Sought After Street Close to Town Centre
- NO ONWARD CHAIN





## Ground Floor

A period wooden front door has attractive stained glass glazing with matching overhead glazed panel. The hall has a picture rail and stripped pine panel door to the dining room.

A dining room, located to the rear, has a window to the rear, under-stairs cupboard and a door to the concealed staircase to the first floor. Open doorway to the living room.

The living room, located to the front, has a cast iron fireplace and a bay window. Picture rail.

The kitchen has a modern range of units to floor and wall levels with worktops and a single drainer sink unit. Integrated electric hob, extractor hood, oven, fridge/ freezer, washing machine and dryer. Door and window to the side, tiled floor and a stripped pine panel door to the bathroom.

The bathroom has a modern suite comprising W.C, wash basin set vanity unit and bath with shower over. Tiled floor and tiled walls. Window to the rear.

## First Floor

The landing has period panel doors in stripped pine to both bedrooms.

Bedroom 1 is a large double bedroom located to the front with a cast iron fireplace, picture rail and window to the front. Access to the loft which has extensive boarding adding considerable storage space.

Bedroom 2 is a double bedroom located to the rear with a stripped panel door to the airing cupboard, picture rail, and window to the rear.

## Outside

The rear garden has a patio paved in natural stone, steps up to the remainder of the garden set out as a wildlife garden, and gated access

to the parking at the rear.

The parking space is block paved and accessed off a small service road leading off Ancell Road. Garden shed. This area offers a scope for a garage to be built or to extend the garden should you wish for a large garden.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

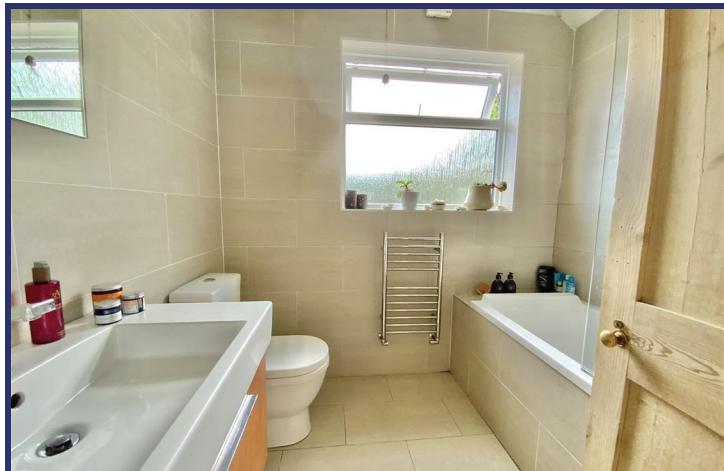
## Location - Stony Stratford

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.

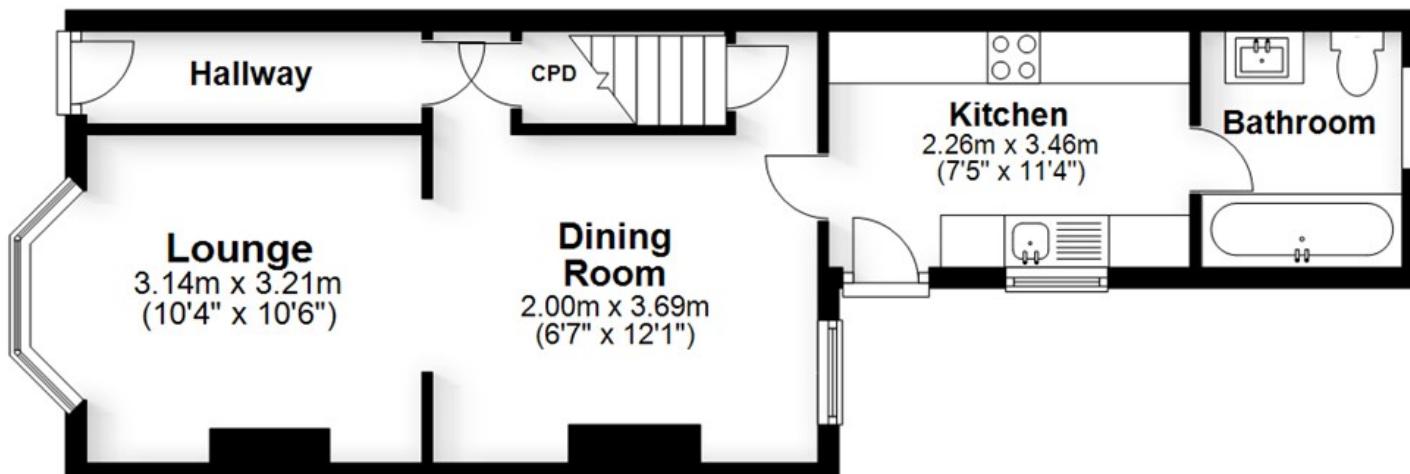
## Disclaimer

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.

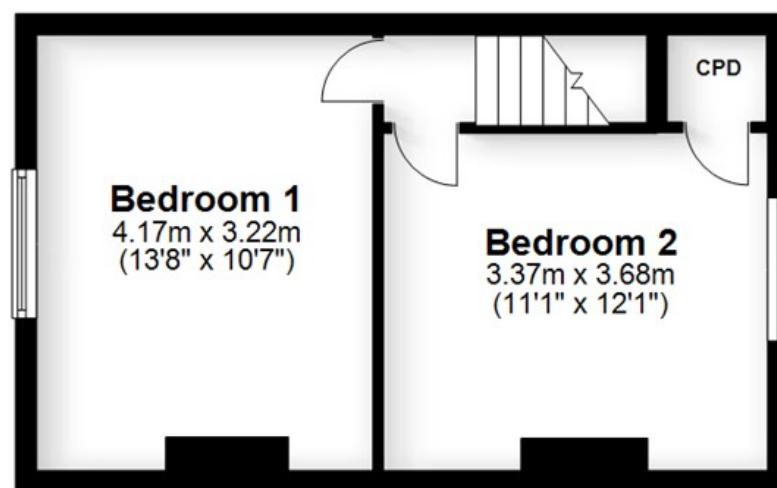




## Ground Floor

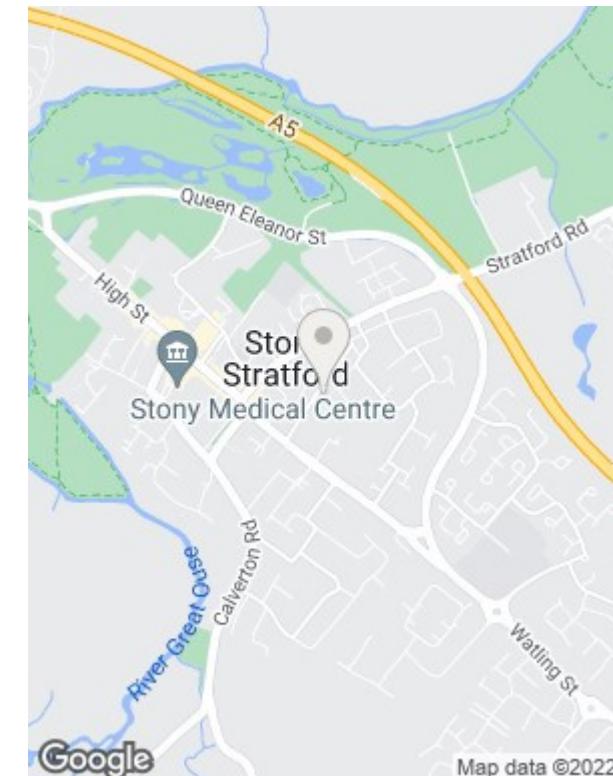


## First Floor



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 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. 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

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stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

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The UK's number one property website

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	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

