



Swan Terrace, Stony Stratford, MK11 1BP



4 Swan Terrace  
Stony Stratford  
Buckinghamshire  
MK11 1BP

**£269,995**

**An updated Victorian 2 bedroom terraced house located in the centre of Stony Stratford with all the High Street facilities within a few minutes walk, shops, restaurants, public houses, churches, doctors, etc.**

The property comprises of a lounge/diner, kitchenette, shower room to the ground floor and two bedrooms to the first floor. There is a small courtyard garden to the rear. This property has in recent years been re-wired, re-plastered and insulated to a high standard.

- Victorian two bedroom terraced house
- uPVC double glazed
- Gas radiator heating
- Insulated to a high standard
- Small courtyard garden
- Cul de sac location
- No upper chain





### Ground Floor

A hard wood panel door leads into the lounge/diner with an opening to the kitchen, a panel door to the shower/utility room and stairs to the first floor with an understairs storage cupboard. UPVC double glazed window to the front aspect. Bamboo flooring and downlighting.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven with gas hob and extractor hood over. Space for fridge. Tiled to splashback areas. Tiled flooring. UPVC door and window leads to the courtyard garden.

The shower/utility room has a suite comprising low level w.c., wash hand basin and fully tiled shower cubicle with a glass door. There is a worksurface with space under for a washing machine and tumble dryer. Chrome heated towel rail. Tiled flooring. UPVC double glazed window to rear aspect.

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. Some items may be available subject to negotiation with the Vendor.



### First Floor

The landing has panel doors to all rooms.

Bedroom one has a UPVC double glazed window to front aspect, laminate flooring and downlighting.

Bedroom two has a UPVC double glazed window to rear aspect. Laminate flooring and downlighting.



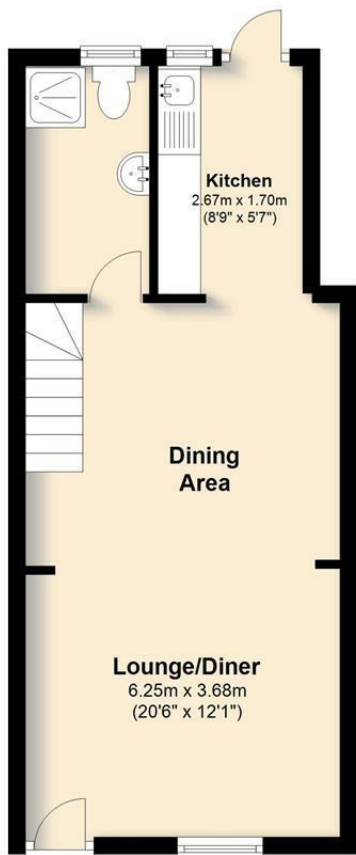
### Exterior

Fully enclosed courtyard garden which is block paved and paving slabs.

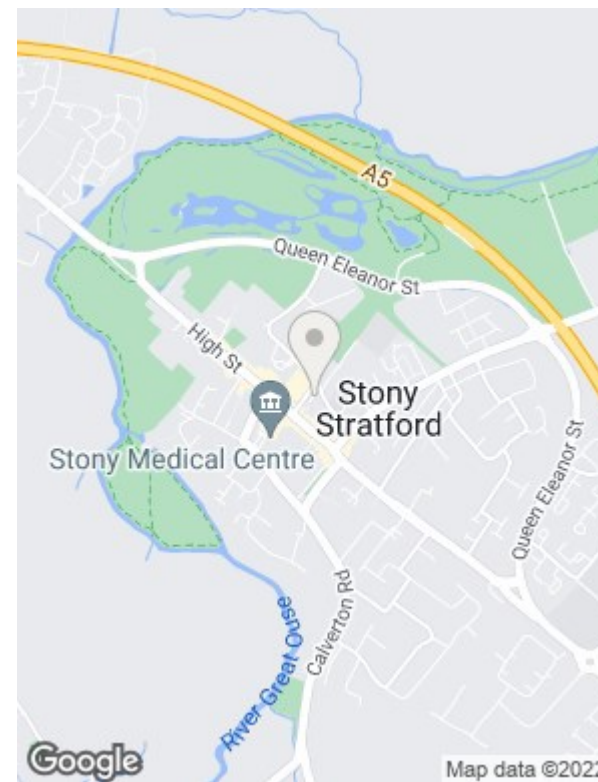
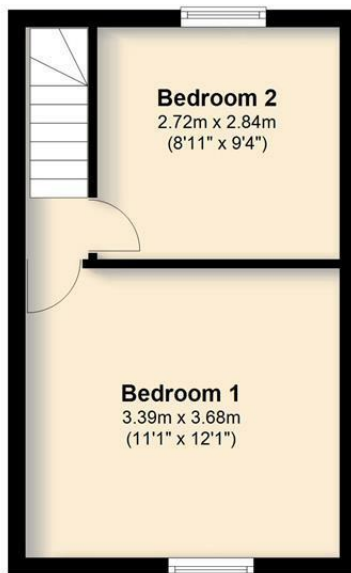
### Location - Stony Stratford

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

### Ground Floor



### First Floor



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

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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 shown on the plan including garages and outbuildings. 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			91
(81-91) B			
(69-80) C		72	
(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	

