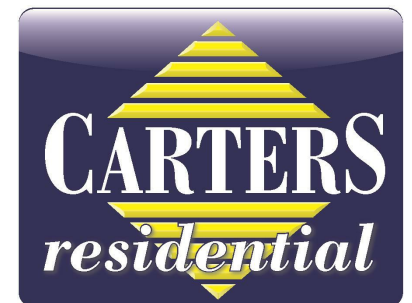




Queen Street, Stony Stratford, MK11 1EG



11 Queen Street  
Stony Stratford  
Buckinghamshire  
MK11 1EG

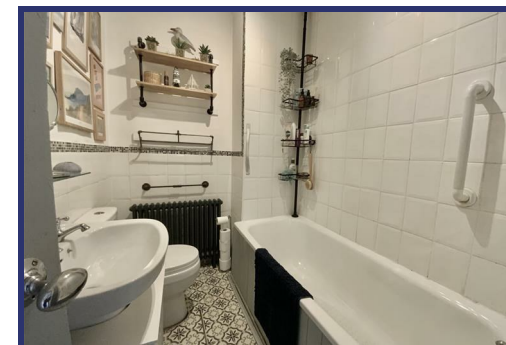
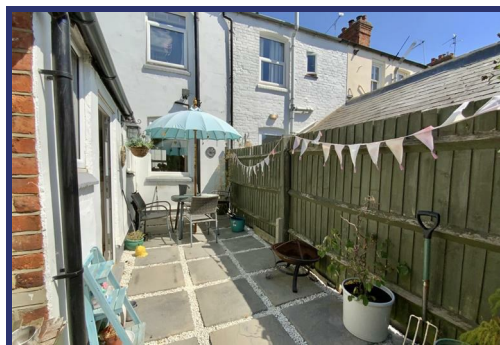
£315,000

**An attractive and characterful 2 bedroom period house with the benefit of a first floor bathroom, off-road parking and a rear garden.**

The house has accommodation set on two floors comprising a large open plan lounge and dining room complete with two fireplaces and (one with a wood-burning stove). Modern fitted kitchen with a small utility area. On the first floor there are 2 bedrooms and a bathroom. Outside the property has off-road parking to the front for one small car and an enclosed rear garden.

The property is located a short walking distance from the High Street with an array of independent shops, cafés, restaurants and pubs and close to the primary schools.

- Period Terrace House
- 2 Bedrooms
- First Floor Bathroom
- Large Lounge/ Dining Room
- Modern Fitted Kitchen
- Parking to the Front
- Enclosed Rear Garden
- Walk to the Town Centre





### Ground Floor

The front door opens into the lounge/dining room, the living area to the front has a feature fireplace, window to the front and is open to the dining area at the rear with a wood-burning stove, window to the rear and stairs to the first floor. Wooden flooring throughout the room.

The kitchen has a modern range of units to floor and wall levels with wooden worktops, and under mounted sink and integrated appliances to include an electric hob, oven, fridge/ freezer and space for a washing machine and tumble dryer in a small utility area. Two windows and a door to the side.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with a built-in cupboard to the chimney breast recess.

Bedroom 2 is a single bedroom located to the rear.

The bathroom has a suite comprising WC, wash basin and a bath with shower over and part tiled walls.

Front garden is laid with paving for off road Parking

### Gardens

The front is laid with paving for off road parking

Rear garden has a paved patio area, lawns and some stocked beds. Mature apple tree and rear gated access.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

### 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

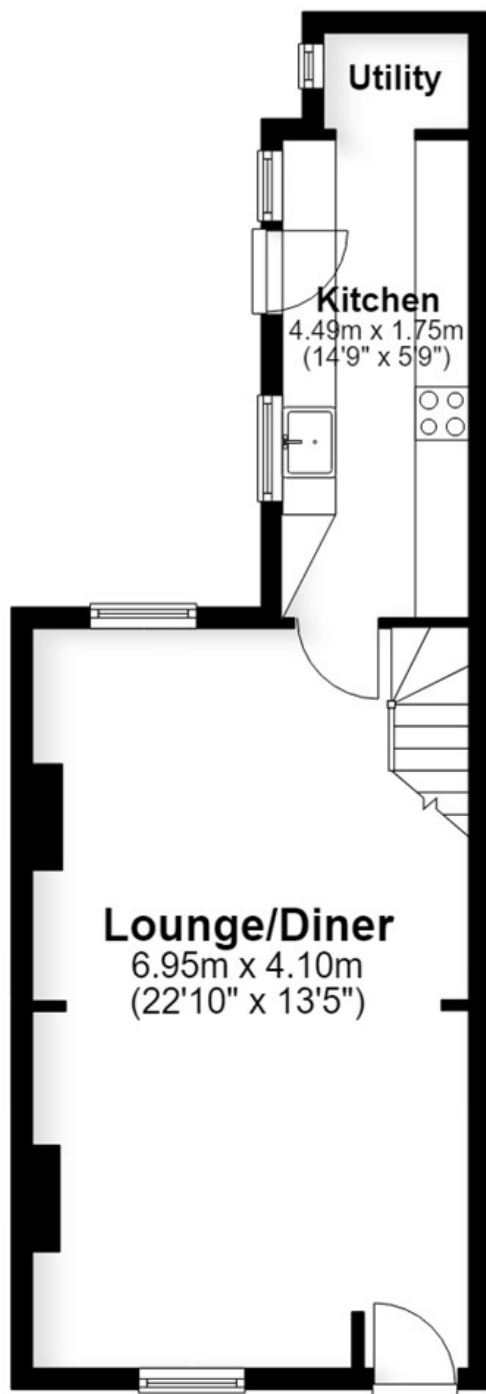
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





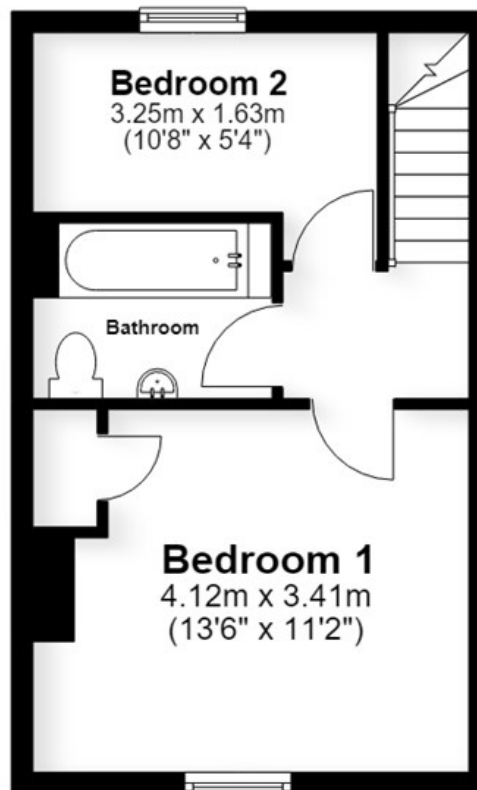
## Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)

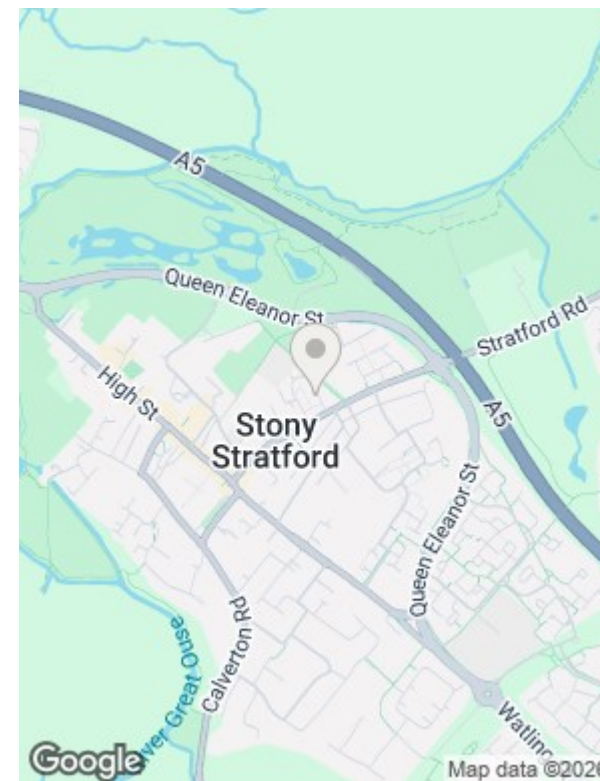


## First Floor

Approx. 28.7 sq. metres (309.5 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 sq. feet)



## 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                                 | 75        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   | 50        |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

