



Cosgrove Road, Old Stratford, MK19 6AF



12 Cosgrove Road
Old Stratford
Northamptonshire
MK19 6AF

£345,000

A beautifully presented, stylish and characterful 3 bedroom Victorian Terrace house with a large garden.

The property has characterful accommodation, set over two floors, comprising an entrance hall, large open plan lounge and dining areas with two fireplaces – one with a wood-burning stove – and fitted kitchen. On the first floor 3 bedrooms to include a large master bedroom, and modern bathroom.

Outside the property has a small front garden, and a large rear garden extending to approximately 125ft in length. It is located within a walking distance of local shops, school, a short walk to Stony nature reserve and a comfortable walk to Stony Stratford High Street with an array of independent shops, cafés, pubs and restaurants.

A beautifully presented characterful home with early internal viewing highly recommended.

- Beautifully Presented Characterful Home
- 3 Bedrooms (2 Double)
- 2 Reception Areas with Fireplaces
- Fitted Kitchen
- First Floor Bathroom
- UPVC Sliding Sash Windows
- Large Rear Garden Extending to Around 125ft
- Short Walk to Shops, School & Nature Reserve
- Walk in to Stony Stratford High Street
- FABULOUS HOME - MUST BE SEEN





Ground Floor

An entrance hall has a patterned tiled floor, stairs to the first floor and door to the living area.

The living and dining areas are a large open plan room with two fireplaces each with exposed brickwork - the living area fireplace has a wood-burning stove. Sliding sash windows to both the front and rear, range of built in cupboards and shelving, under stairs cupboard and a door and step down into the kitchen.

The kitchen has an extensive range of units to floor and wall levels with worktops, one and a half bowl sink unit and integrated five ring gas hob, extractor hood and double oven. Space for three additional appliances. Windows to the rear and side and stable door to the rear garden.

First Floor

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

Bedroom 1 is a large double bedroom with two windows to the front aspect, wardrobes built into the chimney breast recesses, a cast iron fireplace, ceiling rose and picture rail.

Bedroom 2 is a double bedroom located to the rear with a picture rail, and a window overlooking the rear garden.

Bedroom 3 is located to the rear with varnished floorboards and window overlooking the rear garden.

The bathroom has a suite comprising WC, wash basin built into a vanity unit and a bath with mixer tap shower and glass screen. Varnished floorboards, tiled walls and a window to the rear.

Outside

The front garden is laid with gravel and a pathway to the front door.

The large rear garden has a south/ easterly aspect and extends to approximately around 125ft in length, made of a patio, lawn, gravel area with raised vegetable planters, and two garden sheds. The far end of the garden, through the gate is a wild area wing to designed as you wish!

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers 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 under take 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.

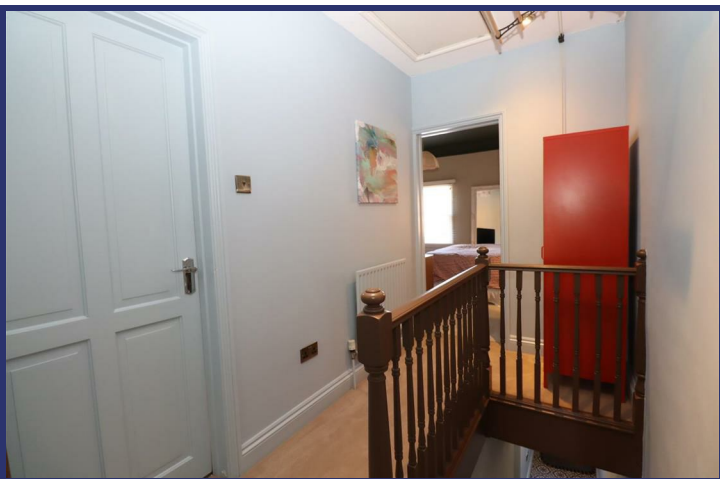
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

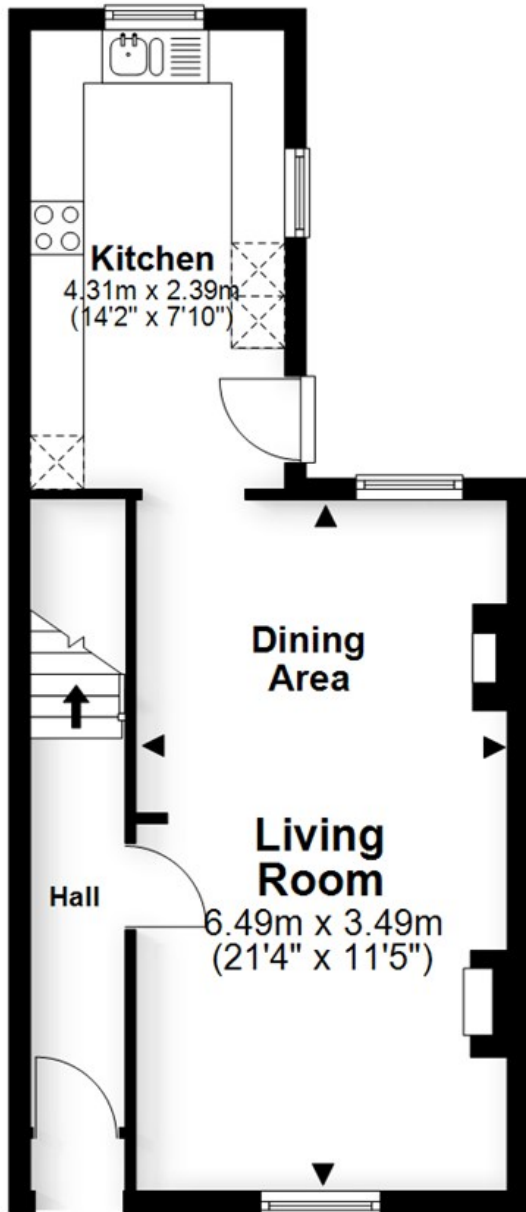
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



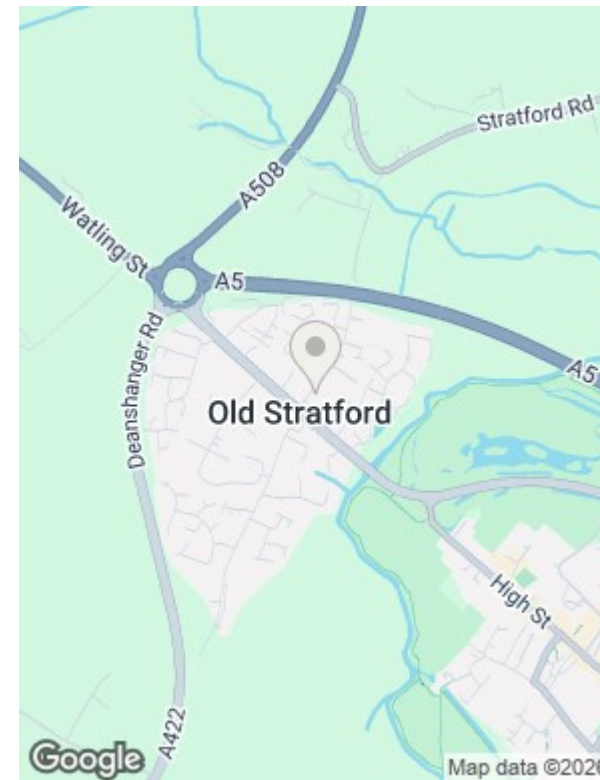
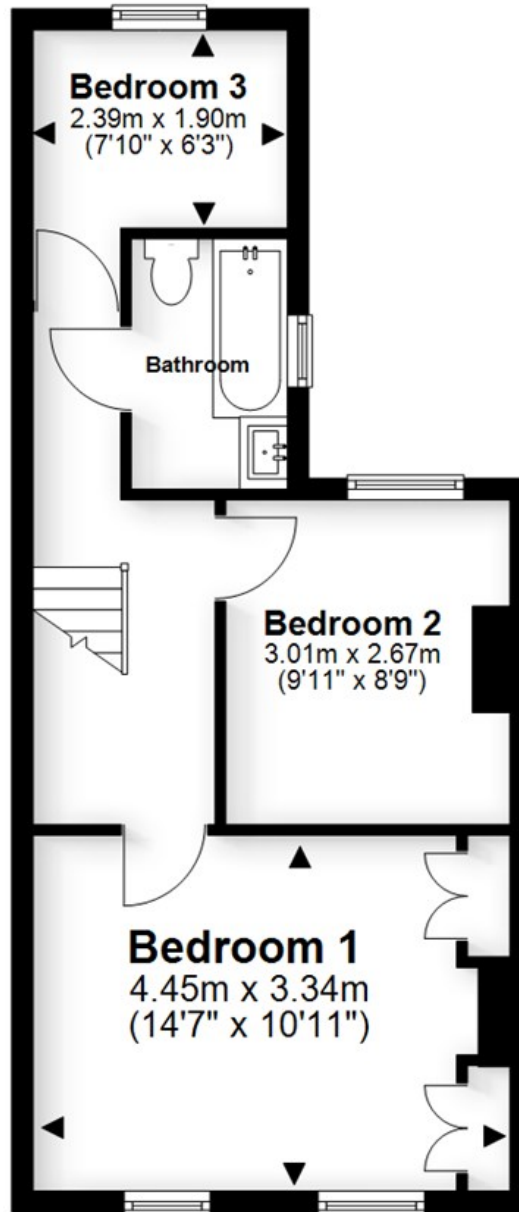




Ground Floor



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			88
(69-80) C		70	
(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	



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.