



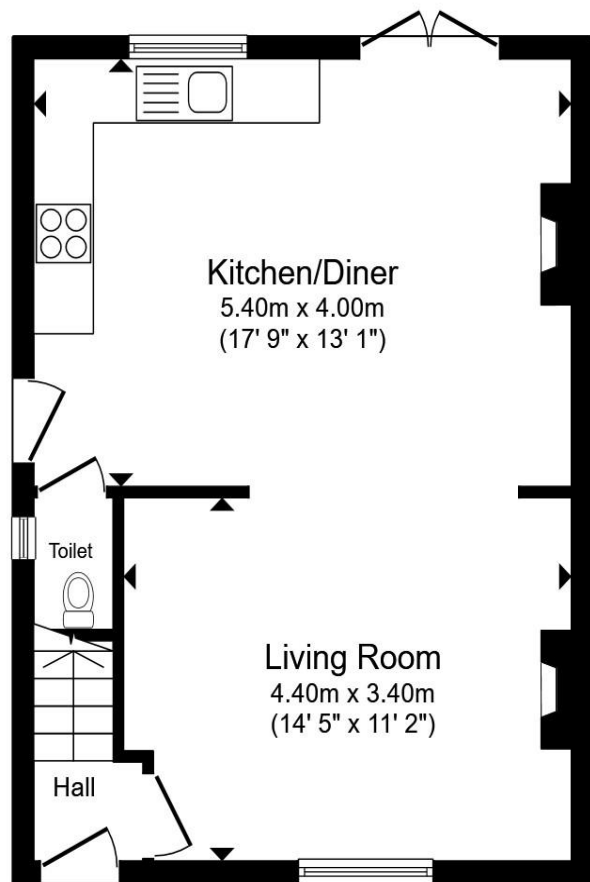
Ancell Road, Stony Stratford Milton Keynes MK11 1DP

welcome to

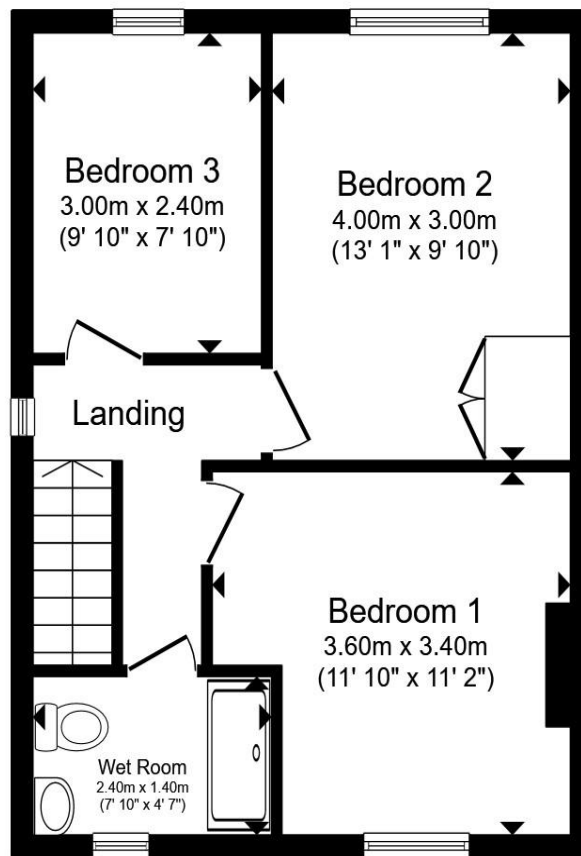
Ancell Road, Stony Stratford Milton Keynes

Ideally positioned within the popular town of Stony Stratford, the property benefits from a wealth of local amenities, including independent shops, cafés, restaurants, pubs, highly regarded schools and excellent transport links, making it a fantastic place to call home.





Ground Floor



First Floor

Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

welcome to

Ancell Road, Stony Stratford Milton Keynes

- THREE BEDROOMS
- SEMI-DETACHED
- NO CHAIN
- WALKING DISTANCE TO STONY STRATFORD HIGH STREET
- OPEN PLANING LIVING/ DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/STS108624](https://www.brownandmerry.co.uk/Property/STS108624)



Property Ref:
STS108624 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



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