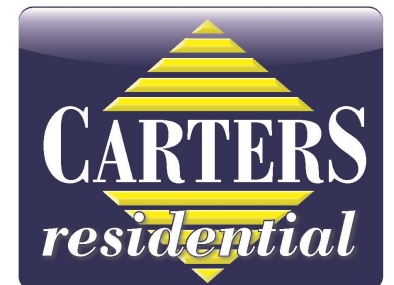




Malletts Close, Milton Keynes, MK11 1DG



85 Malletts Close
Stony Stratford
Milton Keynes
MK11 1DG

£300,000

A 3 bedroom end of terrace house located within walking distance to the town centre and backing onto some parkland.

The property has accommodation set on two floors comprising an entrance porch with cupboards, entrance hall, cloakroom, lounge/dining room and kitchen. On the first floor there are 3 good size bedrooms and the bathroom. There is plenty of cupboard space throughout the property.

Outside the property has front and rear gardens, the rear garden backing onto parkland, and it is located within comfortable walking distance of the local schools and the High Street with an array of independent shops, cafés, restaurants and pubs.

Offered for sale for sale chain-free.

- End of Terrace House
- 3 Good Size Bedrooms
- Bathroom & Cloakroom
- Lounge/ Dining Room
- Kitchen
- Lot of Cupboard Space Throughout
- Front & Rear Gardenes
- Backing on to Parkland
- CHAIN FREE SALE





Ground Floor

An entrance porch has two storage cupboards and door to the entrance hall.

The entrance hall has stairs to the first floor, a large double sized cupboard and doors to all rooms.

The cloakroom has a WC, wash basin and a window to the front.

A lounge/dining room has a window and door to the rear garden, a recessed area ideal for a small study desk, plenty of space for sofas chairs and a dining table and a return door to the kitchen. Similar houses in the area have removed the large cupboard, accessed from the exterior, to add space to the living room.

The kitchen has a basic range of units to floor and wall levels, worktop and sink unit. Window to the front.

First Floor

The landing has a large airing cupboard housing the central heating boiler, access to the loft and doors all rooms.

Bedroom 1 is a large double bedroom located to the front with a recess ideal for wardrobes, and a built-in cupboard.

Bedroom 2 is a double bedroom located to the rear with an attractive outlook over parkland.

Bedroom 3 is a good size single bedroom located to the rear with a built-in cupboard and an attractive outlook over parkland.

The bathroom has a suite comprising WC, wash basin and bathroom and a window to the front.

Outside

The property has a small, partially walled, front garden with a pathway to the front door.

The south facing rear garden is paved with low maintenance in mind, and enclosed by fencing with gated access opening to the parkland at the rear and a backdrop of mature trees. Cupboard which is recessed into the property - often people convert this into further accommodation.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

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 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.

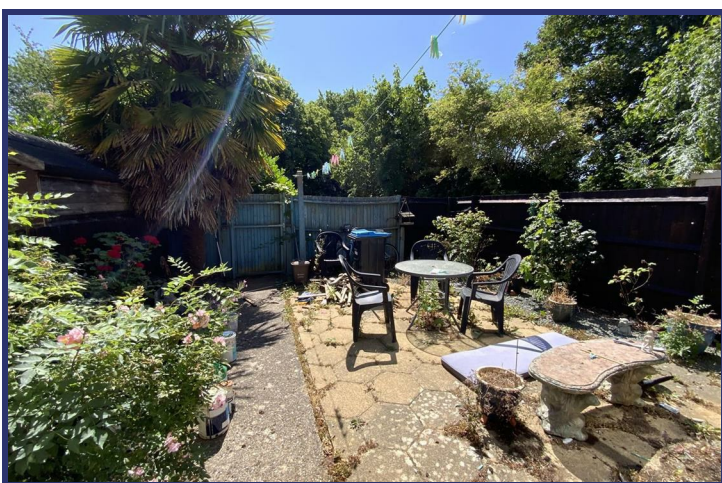
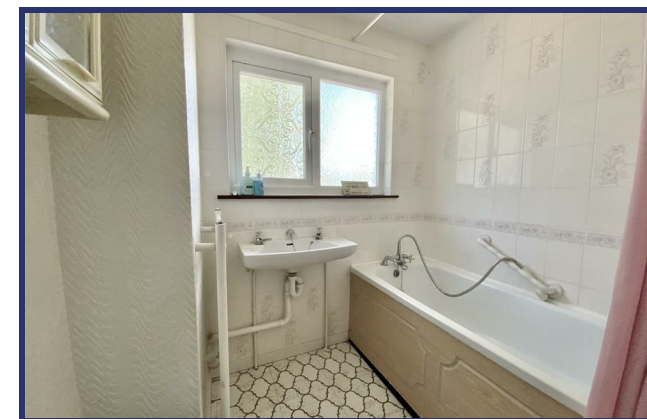
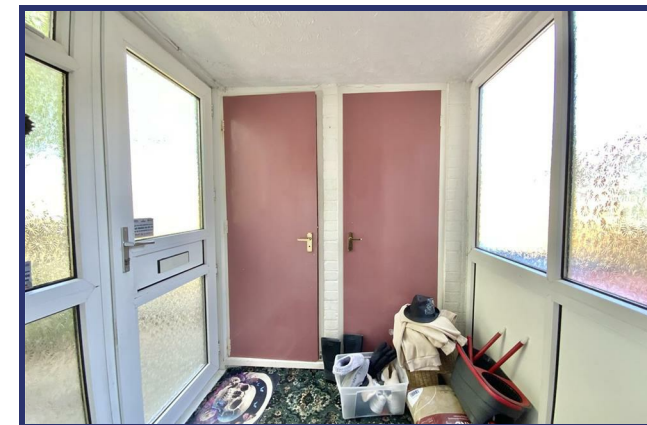
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

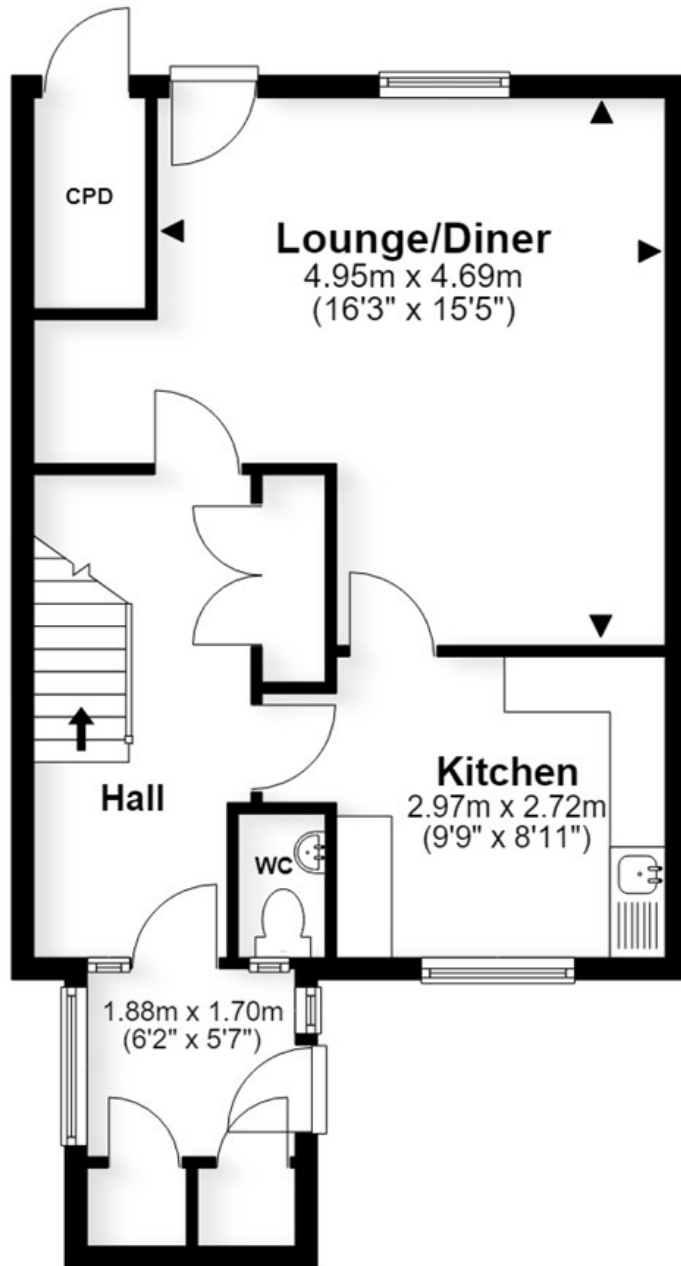
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





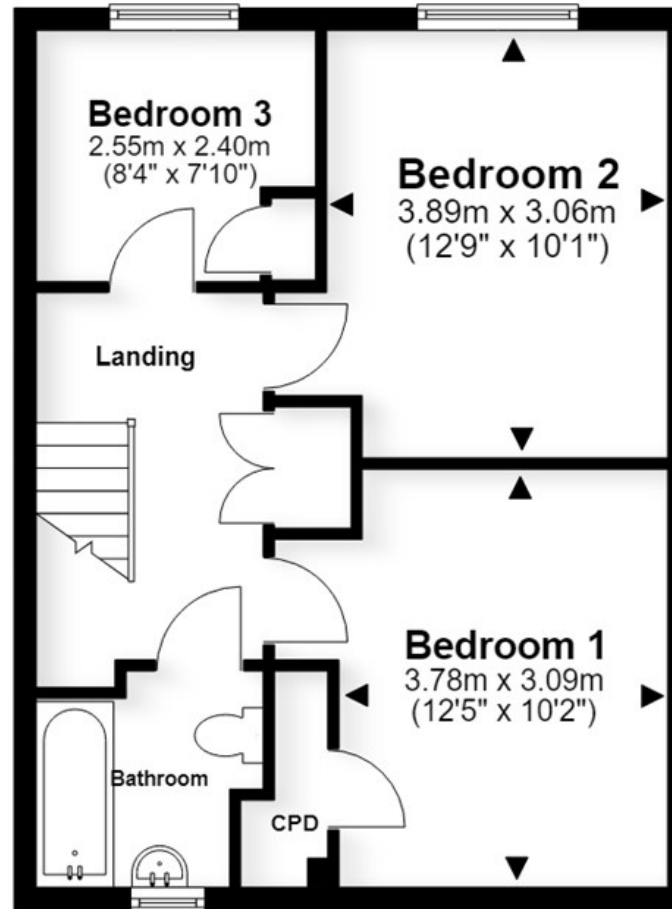
Ground Floor

Approx. 49.3 sq. metres (530.4 sq. feet)

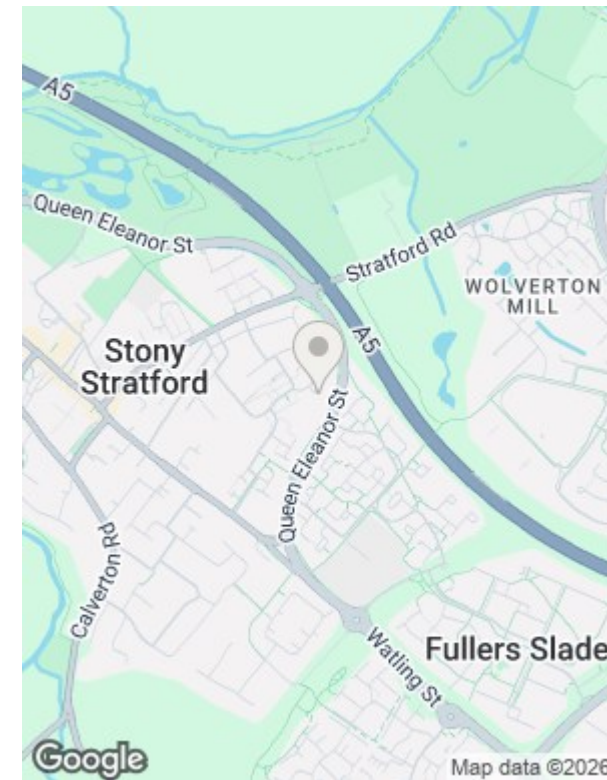


First Floor

Approx. 45.9 sq. metres (493.5 sq. feet)



Total area: approx. 95.1 sq. metres (1024.0 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

