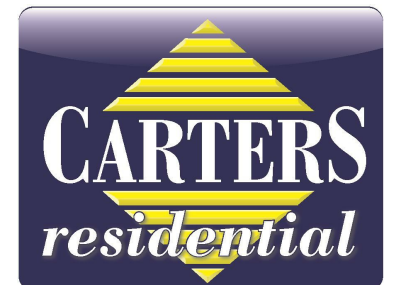




Augustus Road, Milton Keynes, MK11 1HJ



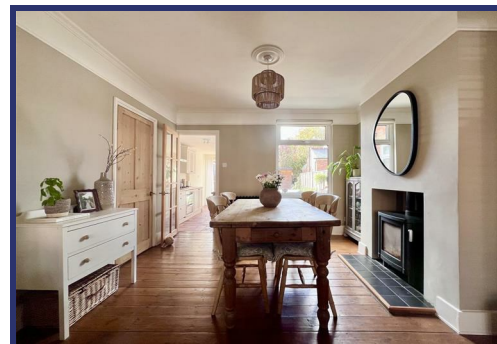
22 Augustus Road
Stony Stratford
Milton Keynes
MK11 1HJ

£350,000

A beautifully presented Victorian two-bedroom end-of-terrace home, ideally positioned within walking distance of Stony Stratford town centre. The property has been tastefully refurbished to a modern standard, combining contemporary living with the character and charm of its Victorian heritage.

The property offers an open-plan sitting/dining room with log-burning stove, a fitted kitchen/breakfast room, two bedrooms and a refitted family bathroom. Externally, there is an enclosed south-westerly facing rear garden with a gravelled patio area and a substantial garden room currently used as a gym.

- Victorian end of terrace house
- Two Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Garden Room
- Walking Distance To Stony Stratford
- Gated Side Access





Accommodation

The ground floor comprises a dual-aspect open-plan sitting/dining room, featuring a charming log-burning stove that creates a warm and inviting atmosphere, ideal for both relaxing and entertaining. This is complemented by a well-appointed kitchen/breakfast room, fitted with a range of units and integrated appliances, with French doors providing direct access to the rear garden.

To the first floor, there are two well-proportioned bedrooms and a stylish refitted family bathroom. The bathroom features twin vanity wash basins, a P-shaped bath with shower over and a low-level WC, together with a window to the side aspect.

Externally, the enclosed south-westerly facing rear garden enjoys a good degree of privacy and provides an ideal space to relax and enjoy the afternoon and evening sunshine. The garden is predominantly laid to lawn, with a gravelled patio area perfect for outdoor dining and entertaining. Gated access leads to the front of the property. A further benefit is the large garden room, installed by the current owners and currently utilised as a gym, offering excellent additional space for a variety of uses.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

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

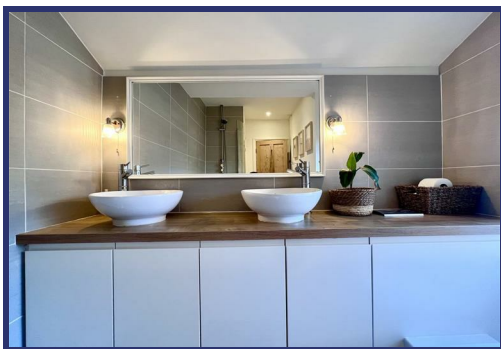
use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

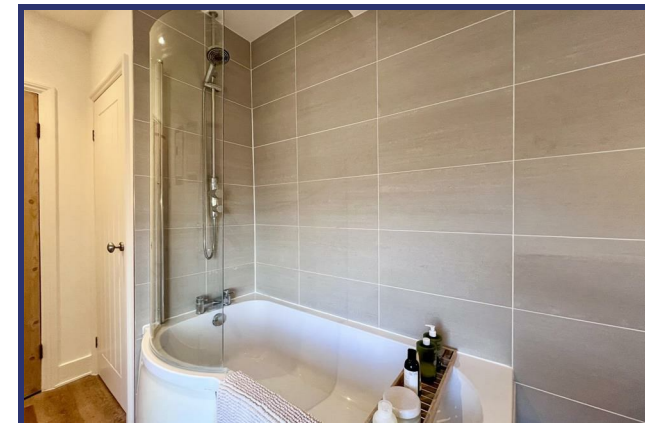
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

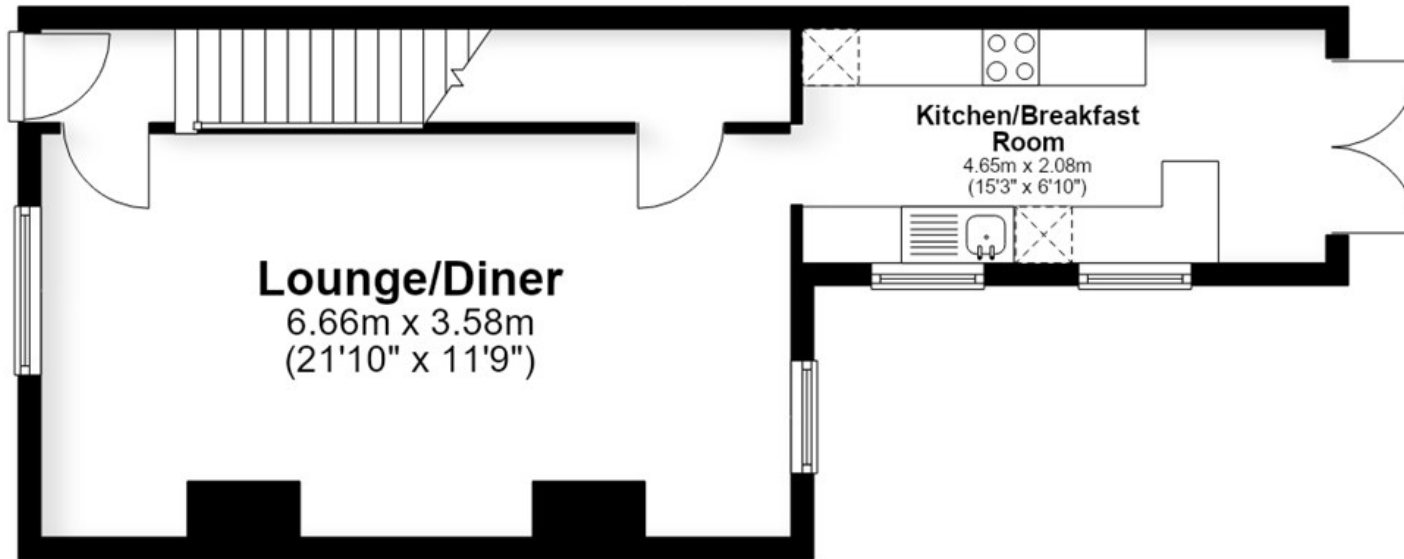






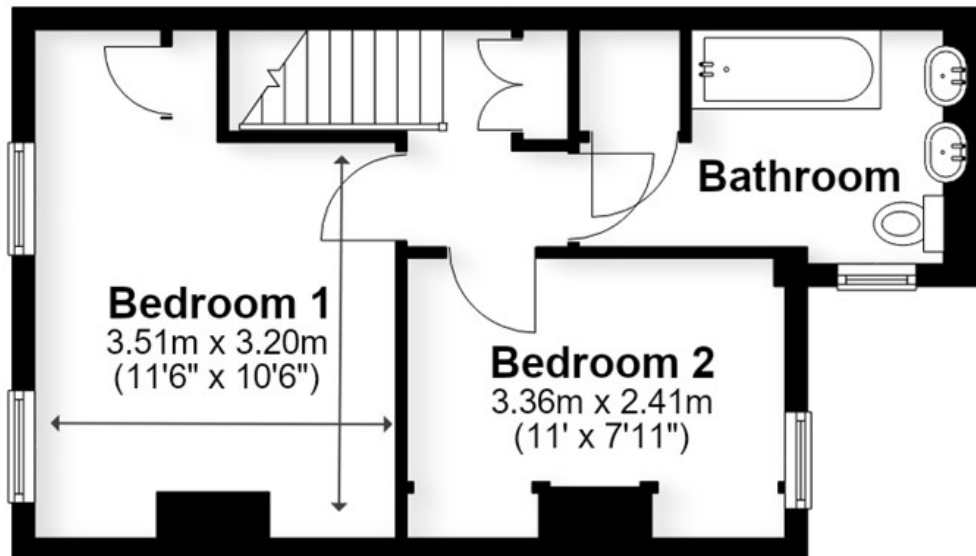
Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)

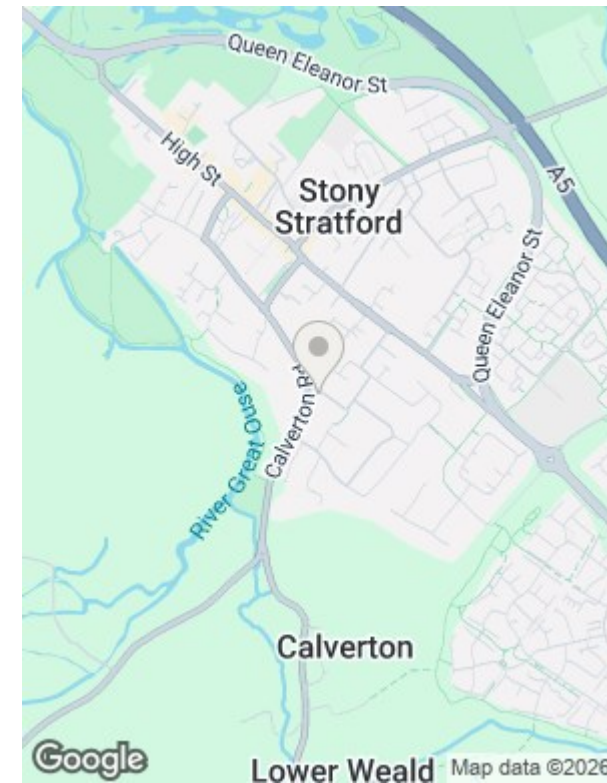


First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 73.2 sq. metres (788.5 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		8
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

