



## 173 High Street, Stony Stratford

£275,000 Freehold

2 BEDROOM PERIOD COTTAGE • HISTORIC HIGH STREET OF STONY STRATFORD • IDEAL INVESTMENT / FIRST TIME BUY • NO UPPER CHAIN • WOLVERTON & CMK CENTRAL TRAIN STATIONS IN CLOSE PROXIMITY • EASY ACCESS TO A5 • OUSE VALLEY PARK ON YOUR DOOR STEP



Charming 2-bed cottage in historic Stoney Stratford. End of terrace with period features, new uPVC door, well-equipped. Cosy garden, easy commute, close to park. Perfect first-time buy or investment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



### LOUNGE/ DINING ROOM

14' 2" x 13' 3" (4.33m x 4.03m)

Entrance via flood defence uPVC door into lounge area with period appropriate wooden beams, x2 two wall mounted lights, fire place with period style hearth, x2 built in storage cupboards under the stairs, uPVC double glazed sash window to front aspect and uPVC double glazed sash window to rear aspect, radiator, TV and telephone point, anti flood under floor well, with automatic pump, door leading into kitchen and door to stairs rising to first floor.

### KITCHEN

11' 11" x 10' 8" (3.62m x 3.24m)

Ceiling light and inset spotlights, uPVC double glazed window to side aspect, double glazed patio door to rear garden and wooden door to downstairs bathroom, fitted with eye level shelving and base units with hob, integrated oven and dishwasher and feature tiled splashback above hob area, ceramic butler sink with mixer tap over, wooden worktops, space for fridge/ freezer, storage cupboard with wall mounted boiler, radiator and wooden flooring.

### BATHROOM

x2 ceiling and wall mounted lights, single glazed window to side aspect and uPVC double glazed window to rear aspect, panelled bath with mixer tap over and mains wall mouthed shower attached with part tiled wall, storage above door, shelving and storage for meters, space for washing machine, low level WC and feature sink unit with taps over placed on vanity table unit, radiator and tiled floor





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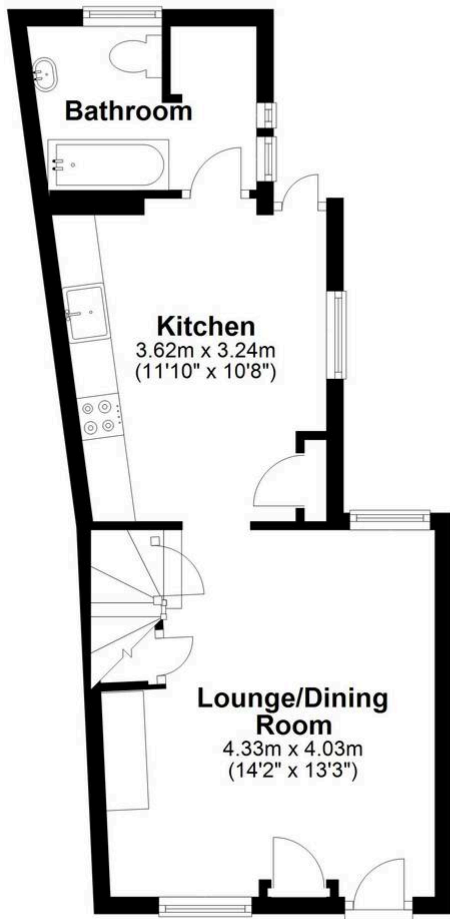
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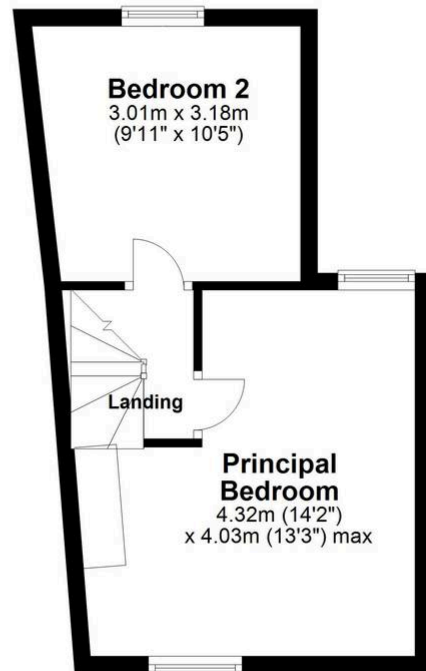
### Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.