

Gorricks, Stony Stratford, MK11 1HB

CARTERS residential

6 Gorricks
Stony Stratford
Buckinghamshire
MK11 1HB

Offers Over £350,000

A 2 bedroom chalet style semi detached house located on the edge of town, just a short walk to some pictures Riverside Meadows and comfortable walk to the town centre.



The property has accommodation set on two floors comprising a spacious entrance hall, living room, conservatory, kitchen, a ground floor bedroom and large shower room. On the first floor there is a second bedroom and a bathroom. The property offers scope convert the either of the bathrooms in to a third bedroom. Outside there are our gardens to the front and rear, a driveway for multiple cars and a brick built detached garage.

The property is located on the edge of the town, just a short walk to some riverside walks, a popular wild swimming spot, and the town centre with an array of independent shops, cafes, pubs and restaurants.





Offered for sale chain free.

- Chalet Style Semi Detached House
- Flexible Accommodation
- Living Room & Conservatory
- Ground Floor Bedroom & Shower Room
- First Floor Bedroom & Bathroom
- Detached Garage & Driveway
- Front & rear Gardens
- Short Walk to Riverside Meadows
- Walk to Town Centre
- CHAIN FREE SALE





Ground Floor

A spacious entrance hall has stairs to the first floor and doors to all rooms.

The living room has a feature fireplace and sliding patio doors opening to the conservatory.

The conservatory is of brick and UPVC double glaze construction with French doors to the side and a polycarbonate roof.

Bedroom1 /reception room is located to the front.

A large shower room has a suite comprising a double sized shower cubicle, wash basin and WC. Window to the front. This room is large enough to remodel and have both a bath and shower cubicle should you prefer. It was originally a bedroom and could be converted back should you prefer to have an additional ground floor bedroom.

The kitchen has a range of units to floor and wall levels with worktops and a sink unit. Space for appliances. Gas central heating boiler and window and door to the rear garden.

First Floor

The landing has access to loft storage in the eaves and doors to all rooms.

Bedroom 2, is a double bedroom with window to the front and access to some eaves storage.

The bathroom has a suite comprising WC, wash basin and bath with mixer tap shower and glass screen. Window to the side. Access to attic space and built in cupboards.

Outside

The front garden is laid with lawn and there is a block paved driveway to the front and side providing off-road parking leading to the garage and rear garden.

The rear garden has a timber deck with steps down to the lawn and is enclosed by fencing.

Garage

Large brick built single garage with electrically operated roller shutter door, windows and door to the side, power and light.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band:

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

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.

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.







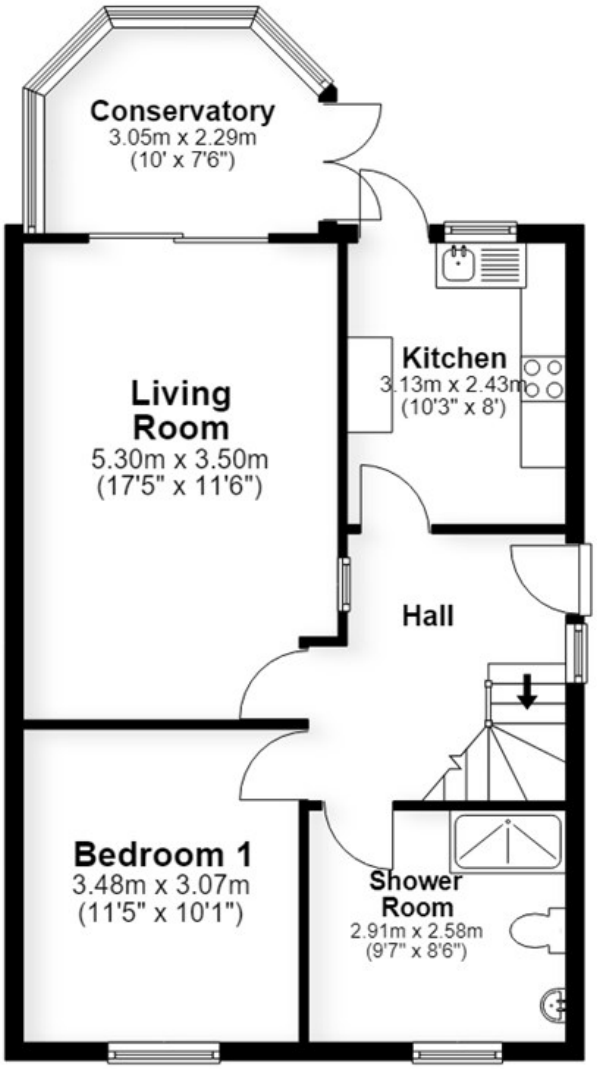




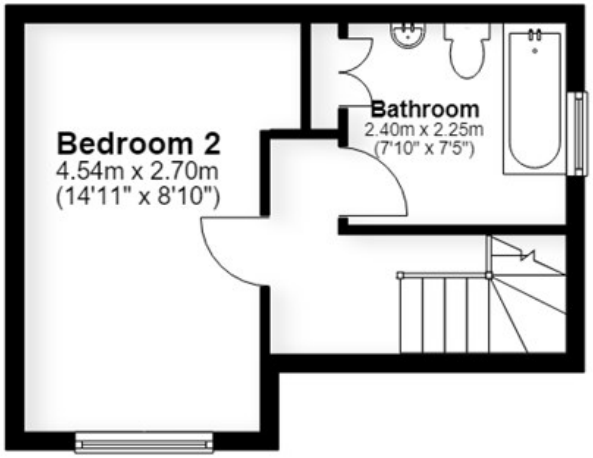


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Ground Floor
Approx. 60.4 sq. metres (649.9 sq. feet)



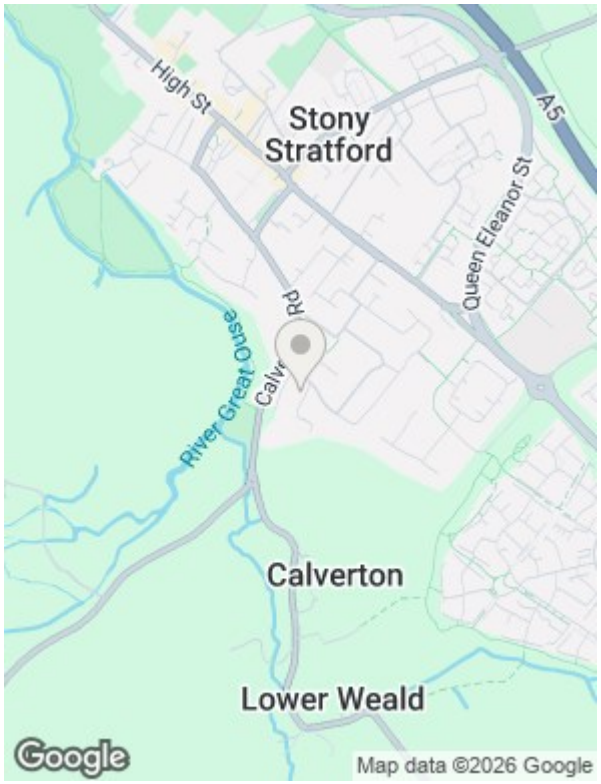
First Floor
Approx. 24.7 sq. metres (265.9 sq. feet)



Garage
Approx. 21.8 sq. metres (234.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.5 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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