



Puxley Road, Deanshanger, MK19 6JB



36 Puxley Road
Deanshanger
Northamptonshire
MK19 6JB

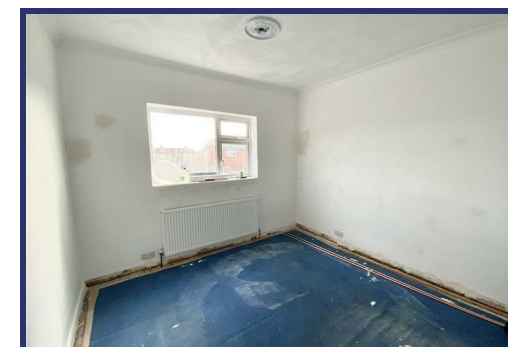
Guide Price £285,000

Large three bedroom house benefiting from 3 reception rooms, 3 double bedrooms and a large bathroom. The property requires some updating and minor finishing works and has been priced to reflect this.

The property has spacious accommodation with generous size rooms set on two floors. It comprises an entrance hall, three reception rooms to include a living room, dining room and sitting room, kitchen, utility/ cloakroom and rear lobby. On the first floor there is a landing, three double bedrooms and a large bathroom with shower cubicle. Outside there is a driveway providing off-road parking for two cars and a good sized rear garden with some brick built outbuildings.

The property benefits from UPVC double glazing, a recently installed gas radiator central heating system but it does require some minor finishing jobs such as skirting boards and decorating. Most walls have been stripped ready for decorating – an ideal blank canvas to create your perfect home.

- Large Terrace House
- 3 Reception Rooms
- 3 Double Bedrooms
- Large Bathroom with Shower
- Utility/ Cloakroom
- Recent Gas to Radiator Central Heating System
- Off Road Parking for 2 Cars
- Good Size Rear Garden
- NO UPPER CHAIN





Ground Floor

The central entrance hall has stairs to the first floor, doors to both reception rooms and the rear lobby.

The sitting room is located to the front.

The living room is located to the front and has a feature fireplace. A door leads to the dining room.

The dining room has a tiled floor, space for the table, door to the under-stairs cupboard, rear lobby and an open doorway to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops, sink unit, integrated electric hob, extractor hood and oven. Space for a dishwasher.

The rear lobby has patio doors opening to the rear garden, tiled floor and the door to the utility/cloak room.

Utility/cloakroom has floor and wall level units, space for washing machine, sink and a WC. Window to the rear. Tiled floor.

First Floor

The landing has a storage cupboard, a fixed ladder leading to the loft, and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a double bedroom located to the rear.

The large bathroom has 4 piece a white suite comprising WC, wash basin in vanity unit, bath with mixer tap and a separate shower cubicle. Fully tiled walls and window to the rear.

Outside

The property is set well back from the road. The front garden is laid with tarmac and block paving providing off-road parking for two cars. There is

access via a side passageway to the rear garden.

The rear garden is mainly paved with stocked beds and borders and enclosed by fencing. There are two brick outhouses and two wooden sheds

Heating

The property has gas to radiator central heating. A new central heating system was installed in recent times.

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.

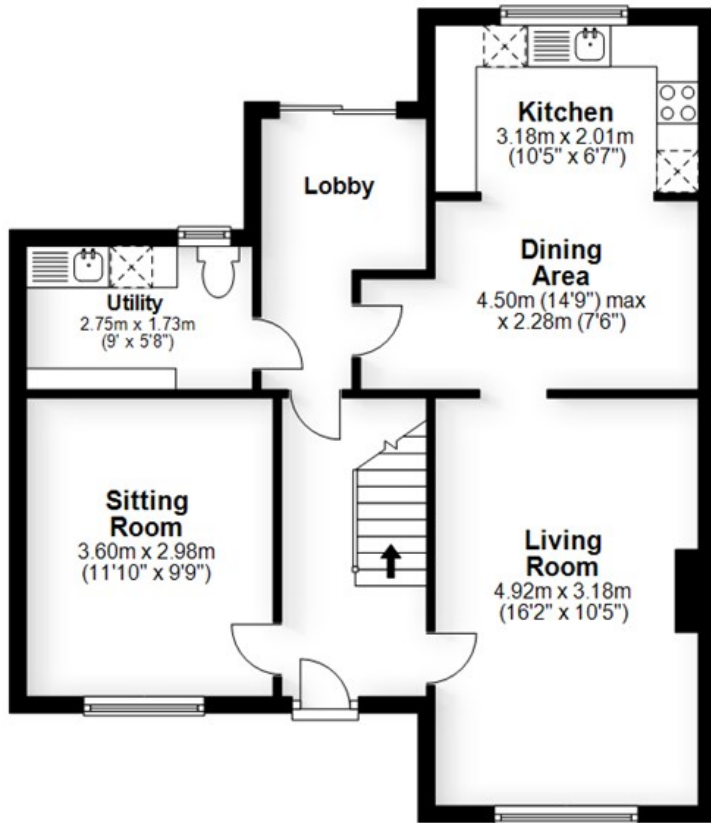
Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

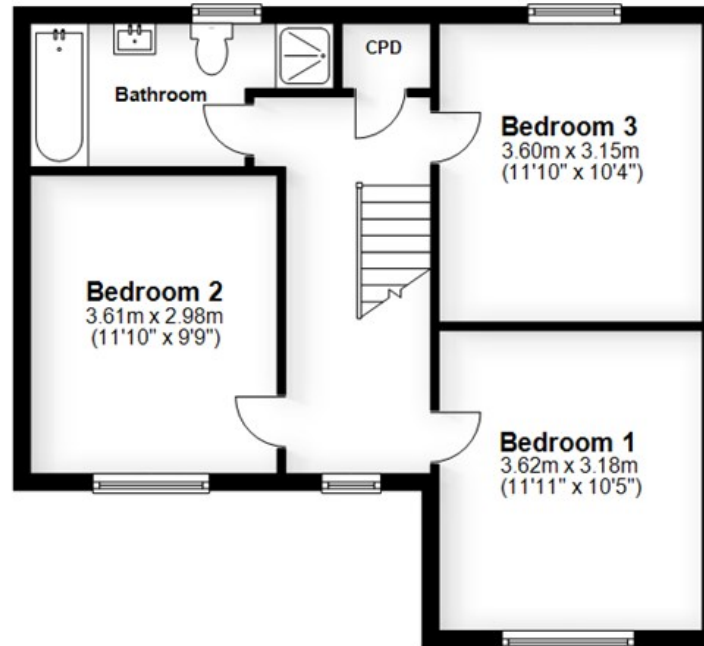




Ground Floor



First Floor



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

