



Duke Street, Aspley Guise, MK17 8EE

Price £335,000 Freehold



Situated down the sought after residential location of Duke Street, sits this quaint period cottage combining the classic appeal of the local area whilst offering excellent potential to create a modernised character cottage, offered for sale with no onward chain!



# Duke Street

## Aspley Guise, MK17 8EE




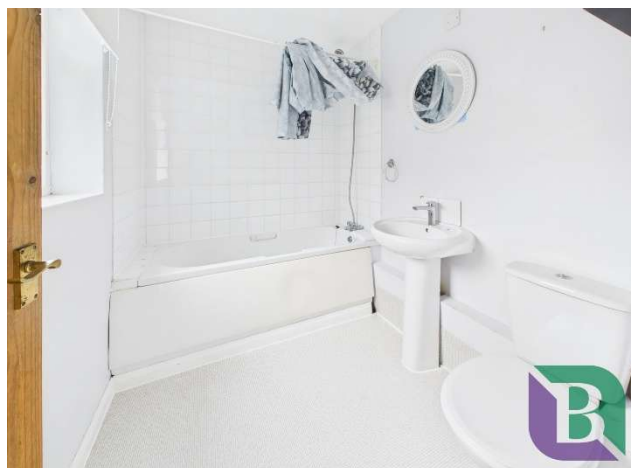
Aspley Guise is a village which sits just on the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf courses all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.



Located in the heart of Aspley Guise is this charming two-bedroom character cottage sat in the ever popular residential road of Duke Street. The property offers ample space throughout both floors, upon entering the property you are welcomed by a sizable square lounge and feature fireplace which showcases the traditional nature of the home. The kitchen is fitted with ample amounts of cupboard and storage space and is complimented by a bright and neutral colour scheme which flows through into a separate reception space which could be used either as a dining area, study or storage space. The traditional nature of the home is further complimented by the original downstairs configuration of the bathroom, freeing up the space upstairs to allow for two large double bedrooms. The property further benefits from out building storage space connected to the rear of the home, which offers potential to convert into, UPVC double glazed windows and a south facing, maintained rear garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

