



**10 Duke Street, Aspley Guise, Milton
Keynes, Bedfordshire, MK17 8EF**

£305,000 Freehold

- CHARACTER PROPERTY
- VILLAGE LOCATION
- DESIRABLE LOCATION OF ASPLEY GUISE
- Converted basement room
- Local amenities within walking distance
- SEMI DETACHED
- Victorian Character
- EPC Rating





*****BASEMENT***CHARACTER PROPERTY*** COTTAGE IN VILLAGE LOCATION*** SEMI DETACHED*****

This charming two bedroom Victorian cottage is located in the highly desirable village location of Aspley Guise. This property is set over three floors, from the front door lays the spacious living room with original fireplace, through to the kitchen, with access to the well maintained rear garden. The below floor boasts a converted basement room with a window, perfect for a second reception room or third bedroom. The top floor comprises of two double bedrooms and family bathroom.



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies. Plans produced using Planity.

The property benefits from a small garden to the front of the property with a brick boundary wall and a passageway leading to the rear garden.

Aspley Guise is an extremely popular area offering many beneficial factors traditionally associated with Village living, the property is within walking distance to the local shops in Woburn Sands and the local Rail Station Line providing links to London.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.