



**15 UTICA STREET**

15 UTICA ST, MILFORD, CT 06461

**\$420,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## 15 UTICA STREET

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Welcome home to 15 Utica Street, a charming 3 bed 1 bath 1 car under ranch perfectly positioned on a corner lot in a quiet residential neighborhood in one of the most convenient & desirable North of the Post Rd areas of Milford. Step inside to discover a bright, inviting living room with a new carpet over hardwood & a large triple window that fills the space with natural light. The kitchen was newly painted & new flooring added. This cozy home is move-in-ready with hardwood floors & year-round comfort with the central air conditioning & oil heating systems. Natural Gas is available in the street.

**Garage Count: 1 Car Garage,  
Sewer: Public,  
Cooling: Central A/C,  
Heating - Fuel Type: Oil,  
Water: City Water**

**\$420,000**



The finished basement provides valuable space with a laundry area & space for a home office, gym, playroom, bar area, or whatever your heart desires. Outside, enjoy a private patio enclosed by a handsome wood privacy fence perfect for entertaining & complemented by a generously sized driveway offering ample parking for guests. A new roof in 2023 & the easy to maintain vinyl siding ensures excellent curb appeal. A commuter's delight, you're just minutes from everything that makes Milford special: 17 miles of Long Island Sound coastline, a charming walkable downtown, waterfront dining, year-round community events, Silver Sands State Park, hospital, shopping, New Haven area dining, universities, medical facilities, I-95, Milford's Metro-North Train Station, & the Village of Devon's, shops & restaurants. It's the perfect fit for first-time buyers & downsizers. A home not to be missed.



