

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

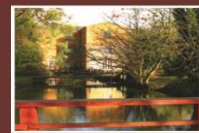
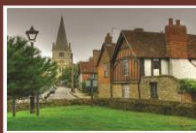
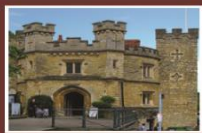
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46 Main Street, Westbury, NN13 5JR

£350,000 Freehold

A charming Victorian end of terrace cottage situated in this sought after village. The property has a date stone of 1885 and offers both character and modern facilities. The accommodation briefly comprises: Entrance, Sitting Room, Kitchen/Dining Room, 2 bedrooms and a bathroom to the first floor with the master bedroom and en-suite to the second floor. The property benefits from good size gardens to the rear which are laid mainly to lawn with an attractive decked area and two brick built storage sheds. NO ONWARD CHAIN. Energy rating awaited.



Entrance

Replacement double glazed door with 'etched' glass to:

Sitting Room

15' 7" x 10' 11" (4.76m x 3.32m)

A character room with feature fireplace and log burner. Exposed beams. Window seat. Stairs rising to first floor. Leaded light affect replacement double glazed window to front aspect. Electric Radiator. TV point. Door to:

Kitchen/Diner

15' 6" x 10' 11" (4.72m x 3.32m)

A fitted kitchen comprising inset Enamel sink unit with mixer tap and storage under. A further range of base and eye level units providing work and storage space. Integrated double oven & grill. Integrated hob. Plumbing for automatic washing machine. Ceramic tiling to splash areas. Exposed feature fireplace with ornate stove. 2 replacement Upvc double glazed windows to rear aspect. Replacement stable door with stained glass panel to rear garden. Quarry tiled floor. Electric radiator.

First Floor Landing

Access to Bedrooms 2 & 3 and stairs rising to second floor. Exposed wood floor. Coving to ceiling.

Bedroom 3

11' 0" x 8' 8" (3.36m x 2.64m)

Built in wardrobe with hanging rail and shelf as fitted. Coving to ceiling. Replacement Upvc double glazed window to rear aspect. Electric radiator. Exposed wood floor.

Bedroom 2

11' 2" x 8' 11" (3.40m x 2.71m)

Ornamental cast iron fireplace. Dado rail. Built in bookcase. Coving to ceiling. Replacement Upvc double glazed window to front aspect. Electric radiator. Exposed wood floor.

Family Bathroom

A white suite of panel bath with mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin. Ceramic tiled splash backs. Airing cupboard housing insulated water tank. Electric immersion heater. Linen storage space. Opaque Upvc double glazed window to rear aspect. Electric heater.

Second Floor London

Access to Bedroom 1.

Bedroom 1 12' 7" x 10' 8" (3.83m x 3.24m)

Widening to 3.74. Eaves storage cupboards. Exposed beams and brickwork. Velux. Electric radiator. Door to:

En-suite

A white suite of fully tiled shower cubicle with shower as fitted. Low level W.C Wash hand basin. Tiled splash back. Velux window

Outside

Front garden

Pathway to property entrance.

Rear Garden

An attractive feature of this property is the good size rear garden which is laid mainly to lawn with flower and shrub borders. The gardens have two brick build garden sheds providing useful storage. Decked area.

Please Note

There is a pedestrian right of way across the lower portion of the garden for the benefit of the 3 cottages.

All mains' services connected except gas. Council Tax Band: C
EPC Rating: TBC

Mortgage Services

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999 or 07772 159555. Alternatively, you can email clare.jarvis@mab.org.uk.

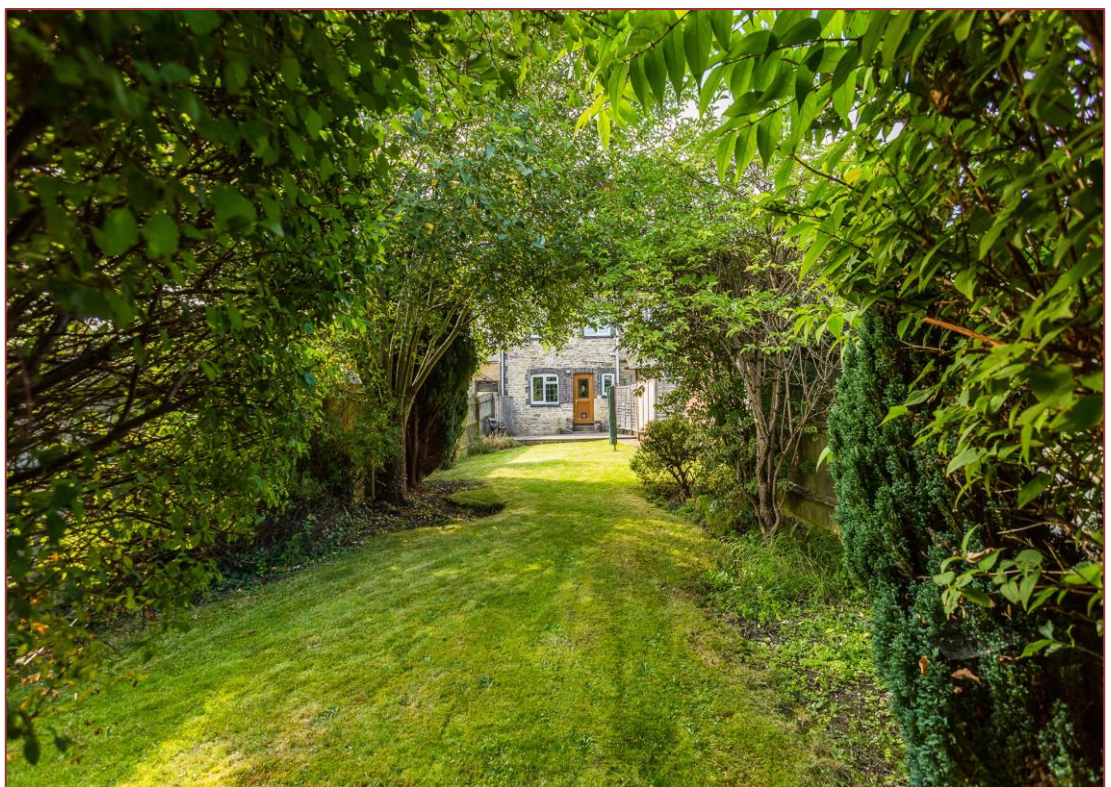
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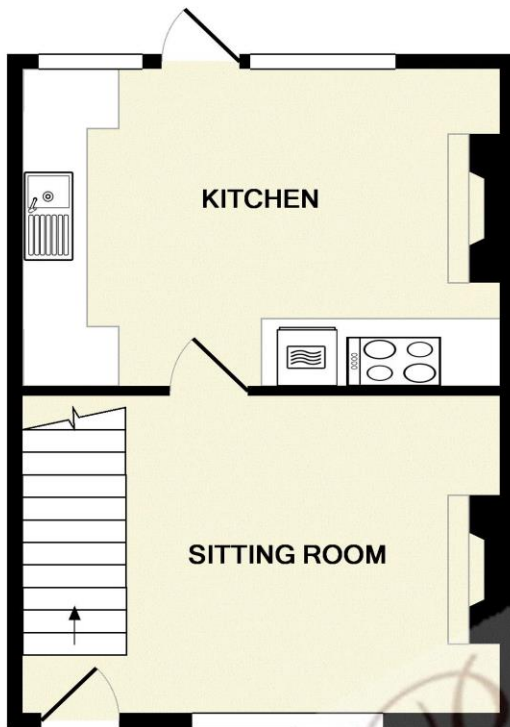
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric

EPC to be displayed here.





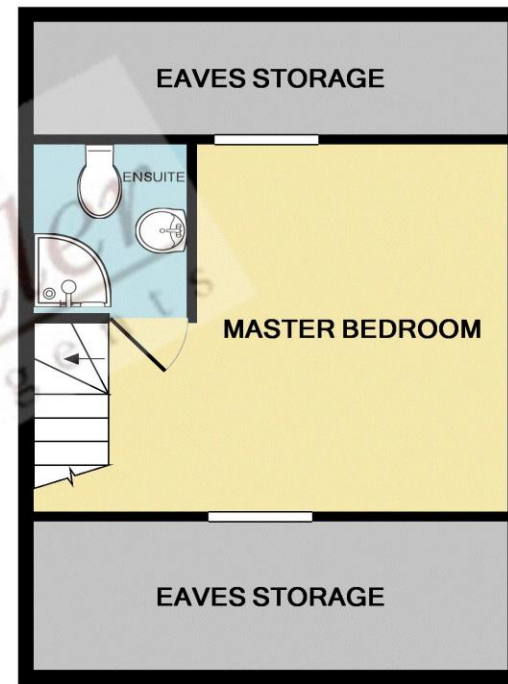




GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 SQ.M.)

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. 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
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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