

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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*Russell
& Butler*
i n d e p e n d e n t
e s t a t e a g e n t s

1 Old Bakery Cottages, Duck Lake, Maids Moreton, MK18 1RF

Asking Price £325,000.00

A fabulous two bedroom Grade 2 listed thatched cottage situated in this sought after village and benefitting from gas to radiator central heating, (new boiler), a large inglenook fireplace, exposed beams, separate dining room, first floor bathroom, potential for loft conversion, (subject to consent), an attractive courtyard garden and three allocated parking spaces. The accommodation briefly comprises: Sitting room, dining room, kitchen, rear porch, two bedrooms, dressing room, bathroom, garden and parking. NO ONWARD CHAIN. Energy rating N/A.



Entrance

Solid wood entrance door to:

Dining Room

9' 10" X 7' 11" (3.00m X 2.42m)

Radiator, Ceramic tiled floor, window and door to front aspect, door to kitchen, door to sitting room.

Sitting Room

16' 5" X 10' 7" (5.02m X 3.23m + Recess)

Fabulous inglenook fireplace with wood burner, Oak beam over, wood flooring, exposed beams, three wall lights, window to front aspect, window to rear aspect, door to rear porch, stairs rising to first floor, central heating thermostat.

Kitchen

8' 11" X 8' 5" (2.72m X 2.59m)

Inset Belfast sink with cupboard under, further range of base and eyelevel units, solid wood work surfaces, ceramic tiling to splash areas, 'Leisure' range cooker, quarry tiled floor, window to rear aspect, extractor fan, cupboard with plumbing for automatic washing machine, cupboard housing 'Worcester' gas fired combi boiler supplying both domestic hot water and radiator central heating.

Rear Porch

5' 9" X 4' 11" (1.76m X 1.51m)

Ceramic tiled floor, window to side aspect, door to rear garden.

First Floor Landing

Wood floor, exposed beams window to side aspect, door to bedroom two, door to bathroom.

Bedroom Two

12' 5" X 8' 9" (3.81m X 2.69m)

Radiator, exposed beams, window to front aspect, wood floor, door way to dressing room and bedroom one.

Dressing Room

7' 2" X 8' 0" (2.19m X 2.44m Max, 1.58 Min)

L-Shaped.

Window to front aspect, exposed beams, wood floor, concealed stairs to attic, door to bedroom one.

Bedroom One

10' 9" X 11' 0" (3.30m X 3.37m Max)

Radiator, wood floor, exposed beams, window to rear aspect.

Family Bathroom

9' 4" X 5' 4" (2.85m X 1.63m)

White suite of panel bath with mixer tap, panel bath with mixer tap and shower attachment, wash hand basin, low level wc, ceramic tiling to splash areas, wood flooring, exposed beams, window to rear aspect, radiator.

Front Garden

Dwarf wall to front, path to property entrance, access to car parking to side and gated rear access to rear garden.

Rear Garden

A lovely courtyard style rear garden, part laid to shingle with flower and shrubs beds, block paved patio with lavender shrub borders that lead to the block paved patio again with flower and shrub beds, outside light, outside tap.

Parking

Three allocated parking spaces to side.

Please Note

All mains services connected.

Council Tax Band: C

Mortgage Advice

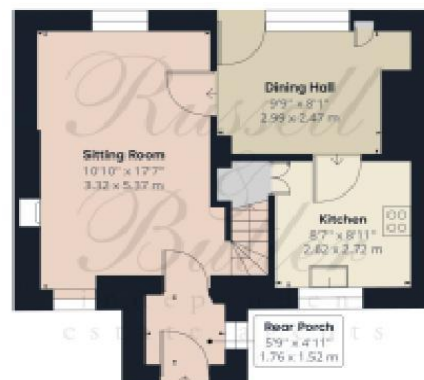
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

N.B.

Measurements on floor plan are approximately 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 when the measurements are both shown in imperial and metric.







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

783.41 ft²

72.78 m²

Reduced headroom

30.79 ft²

2.86 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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