

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)





# Mixbury Hall Cottages, Mixbury, Northamptonshire, NN13 5RL

**Asking Price £435,000 Freehold**

For sale with no upper chain a good sized three bedroom semi detached family home, well situated in a village location not far from both Brackley and Buckingham. The property itself is well situated as it sits just on the edge of the village itself. The accommodation of the property fully comprises: Entrance hall with storage, downstairs bathroom, kitchen, utility room, sitting room with fireplace, conservatory, snug/dining room, first floor landing, bedroom one with ensuite and two further good sized bedrooms. To the outside there is a good sized front garden, garage and courtyard rear garden. EPC rating E. Council Tax Band E. NO UPPER CHAIN.



### **Entrance**

Door to:

### **Entrance Hall**

Radiator, under stairs storage cupboard.

### **Downstairs Bathroom**

White suite of bath with shower over, shower screen as fitted, wash hand basin with mixer tap, cupboard under, low level wc, radiator, Upvc double glazed window to rear aspect, tiling to splash areas, built in storage, downlighters.

### **Sitting Room**

*19' 3" X 10' 4"* (5.87m Max x 3.17m Max to front of fireplace, 2.96m Min)

Upvc double glazed window to rear aspect, two radiators, fireplace, built in storage and shelving.

### **Kitchen**

*11' 5" X 8' 11"* (3.48m X 2.73m)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, built in oven and hob with extractor fan over, space and plumbing for dishwasher, downlighters, Upvc double glazed window to side aspect, radiator, open through to:

### **Utility Room**

Stainless steel sink unit with mixer tap, cupboard under, work top over, space and plumbing for washing machine, space for fridge freezer, Worcester oil fired boiler, radiator, door to rear garden.

### **Snug/Dining Room**

*12' 11" X 11' 6"* (3.96m Max x 3.51m Mac, 3.32m Min to front of fireplace)

Upvc double glazed window to front aspect, radiator, feature fireplace.

### **Conservatory**

*10' 3" X 9' 3"* (3.13m X 2.82m)

Power connected, radiator, door to garden.

### **First Floor Landing**

Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect, access to loft space.

### **Bedroom One**

*11' 11" X 12' 11"* (3.65m Max, 2.17m Min x 3.95m Max, 2.47m Min)

Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect, feature fireplace, radiator.

### **En-Suite**

Fully tiled walk in shower, white suite of low level wc, wash hand basin with mixer tap, cupboard under, tiling to splash areas, extractor fan.

### **Bedroom Two**

*13' 0" X 11' 1"* (3.98m Max x 3.39m Min, 2.83m Min to front of wardrobe)

Upvc double glazed window to front aspect, radiator, built in wardrobe, built in cupboard.

### **Bedroom Three**

*11' 0" X 8' 11"* (2.72m Max x 3.37 Max, 2.85m Min to front of wardrobe)

Upvc double glazed window to rear aspect, radiator, built in wardrobe, access to loft space.

### **Outside**

#### **Front Garden**

Laid mainly to lawn with pathway laid to property entrance, outside lighting, gated access to front.

#### **Rear Courtyard**

Paved seating area, outside light, oil tank.

Please note: There is a gated right of way for filling of the oil tank.

#### **Garage**

*20' 4" X 16' 0"* (6.20m X 4.89m)

Up and over door, pedestrian door to garden, power and light connected.

#### **Please Note**

EPC Rating: E.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 220Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: No allocated parking, there is a parking area in front of garage.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

#### **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.







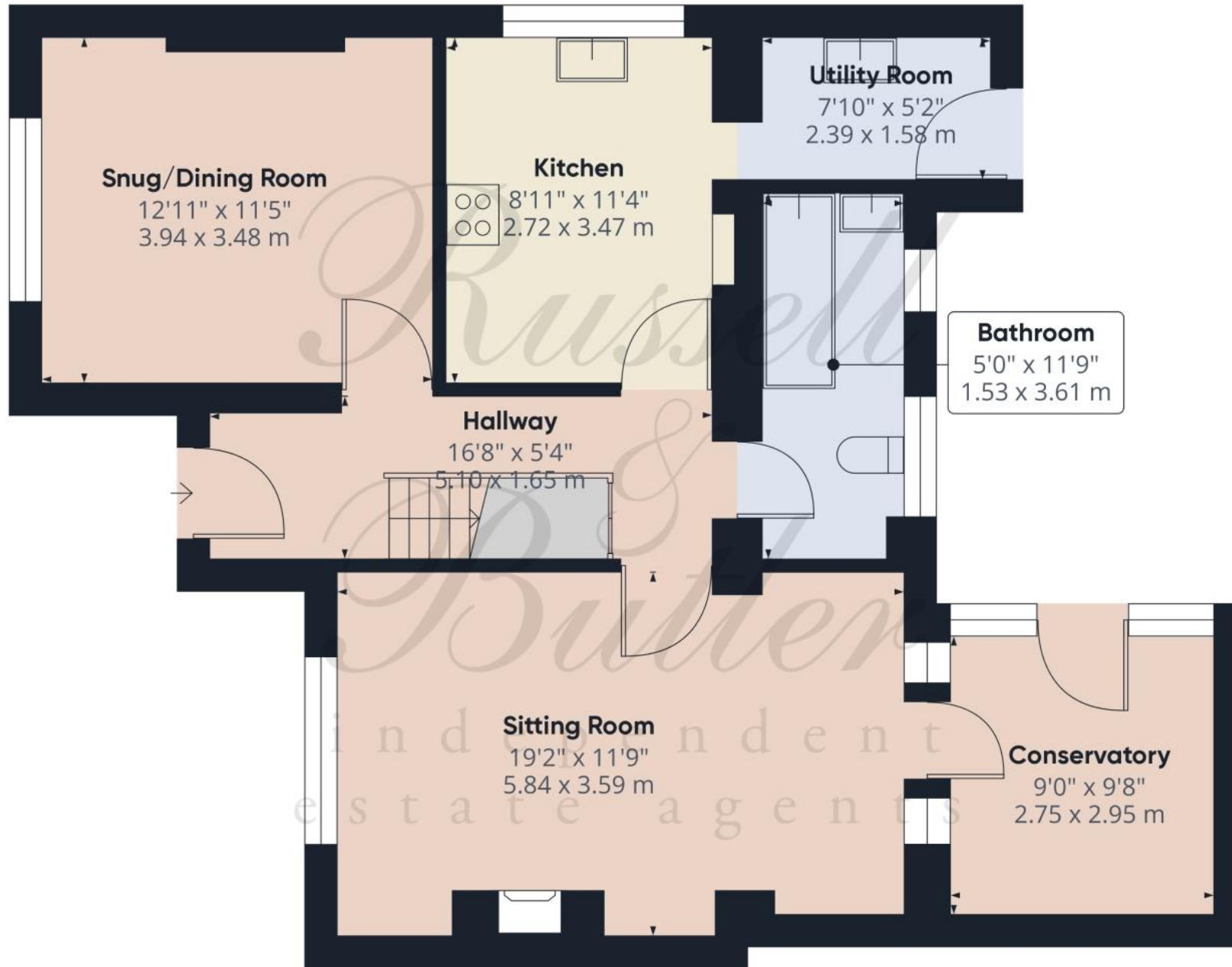


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Approximate total area<sup>(1)</sup>

742.06 ft<sup>2</sup>  
68.94 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

420.44 ft<sup>2</sup>  
39.06 m<sup>2</sup>

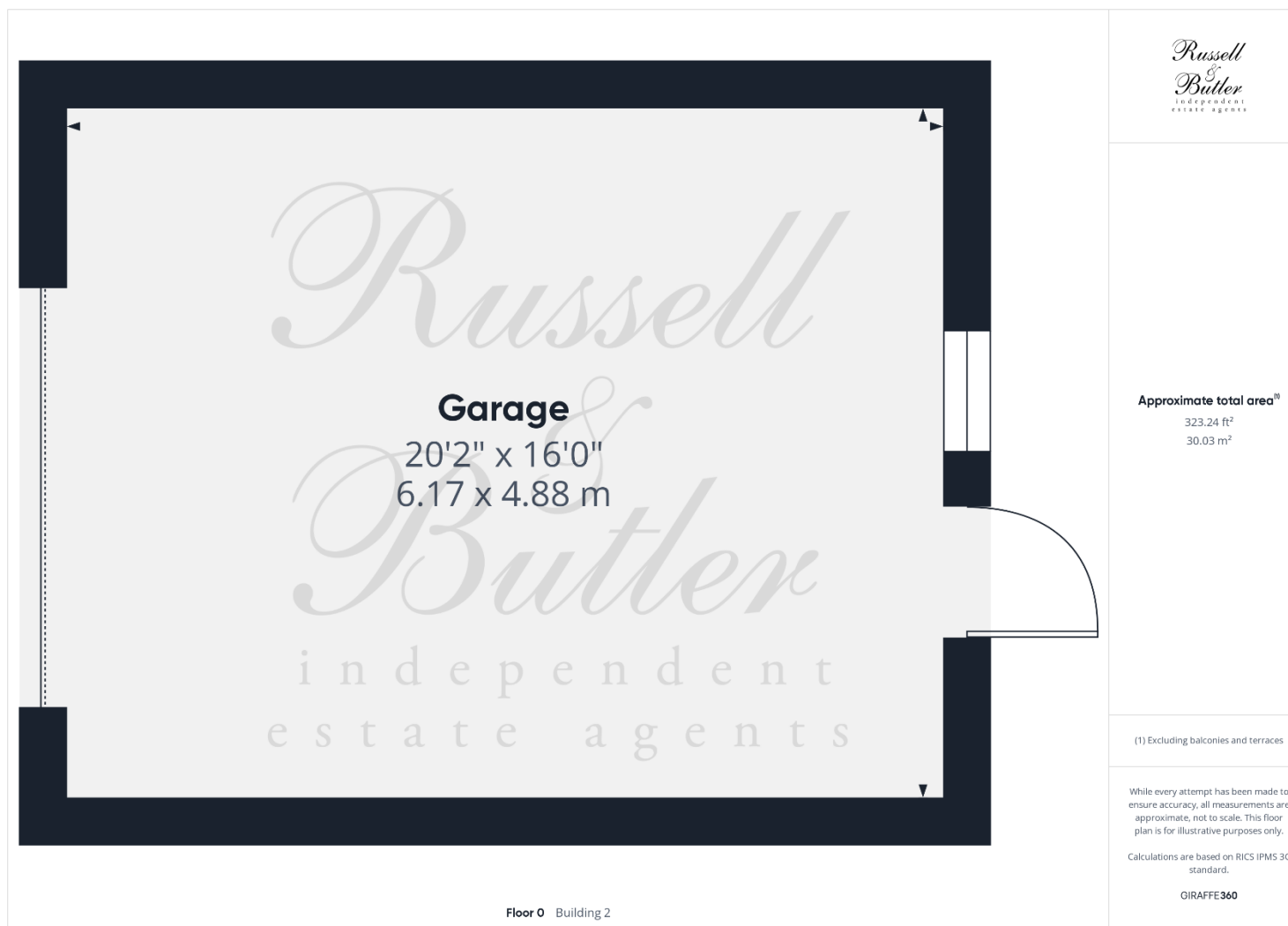
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate 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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