

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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&
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Church View, Steeple Claydon, Buckingham, MK18 2QR
Asking Price £299,995.00 Freehold

A two bedroom semi detached bungalow situated at the end of a quiet cul de sac with a south west facing rear garden, garage and parking. Steeple Claydon is a popular village with plenty of amenities including a junior school, doctors surgery, dentist, recently built Co-op, a fish and chip shop and a popular community cafe. The kitchen & bathroom have been recently re-fitted in the property and the accommodation comprises: Entrance hall, sitting/dining room, modern re-fitted kitchen, conservatory, re-fitted bathroom, garage and garden. Energy rating E. Council tax band C. Freehold.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Ceiling heating, heating thermostat, access to loft space.

Sitting Room 15' 0" X 10' 11" (4.58m X 3.35m)

Ornamental fireplace, built in coat cupboard, airing cupboard housing hot water tank and immersion heater, ceiling heating, heating thermostat. Arch to kitchen, double glazed sliding panel doors to conservatory.

Conservatory 10' 9" X 9' 3" (3.30m X 2.84m)

Upvc double glazed with brick base, door to rear garden.

Kitchen

Re-fitted to comprise: single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of high gloss finish base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, four ring electric hob with extractor hood over, single electric oven, space for fridge/freezer, plumbing for automatic washing machine, Upvc double glazed window to rear aspect.

Bedroom One 11' 2" X 9' 0" (3.42m X 2.76m)

Ceiling heating, heating thermostat, Upvc double glazed window to front aspect.

Bedroom Two 9' 0" X 7' 4" (2.75m X 2.26m)

Ceiling heating, heating thermostat, Upvc double glazed window to front aspect.

Family Bathroom

Re-fitted to comprise; white suite of panel bath with shower over, pedestal wash hand basin, low flush W.C, heated towel rail, composite paneling to all walls, shaver point, Upvc double glazed window to side aspect.

Front Garden

Open plan and laid to shingle providing off road additional parking, tarmac drive to single garage with up and over door, power and light connected, personal door to rear.

Rear Garden

Gated side access, laid to lawn, paved patio, outside tap, fully enclosed by timber fencing, south west facing.

Please Note

All mains services connected with the exception of gas.

EPC Rating: E.

Council Tax Band: C.

Construction type: Standard

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric ceiling heating

Parking: Driveway

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 55Mbps download and 9Mbps 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).

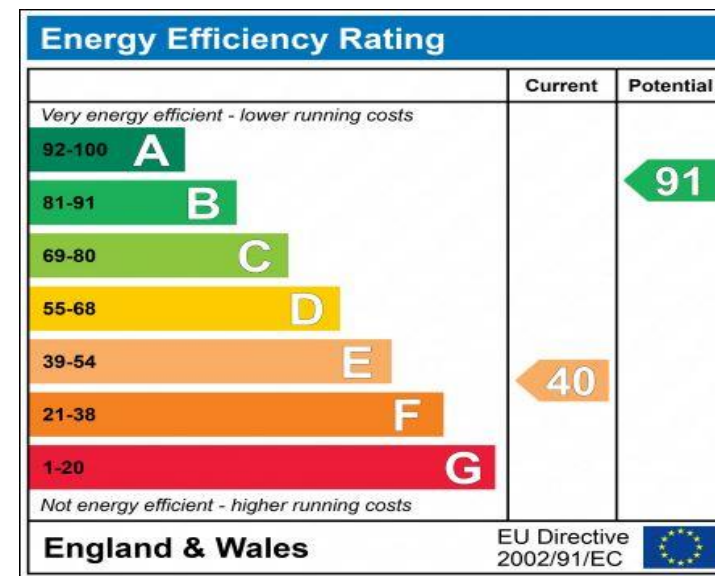
Measurements on floor plan are approximate due to amongst other things wall thickness etc. Therefore these are not to be relied upon.

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Mortgage Advice

If you require a mortgage we would 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.

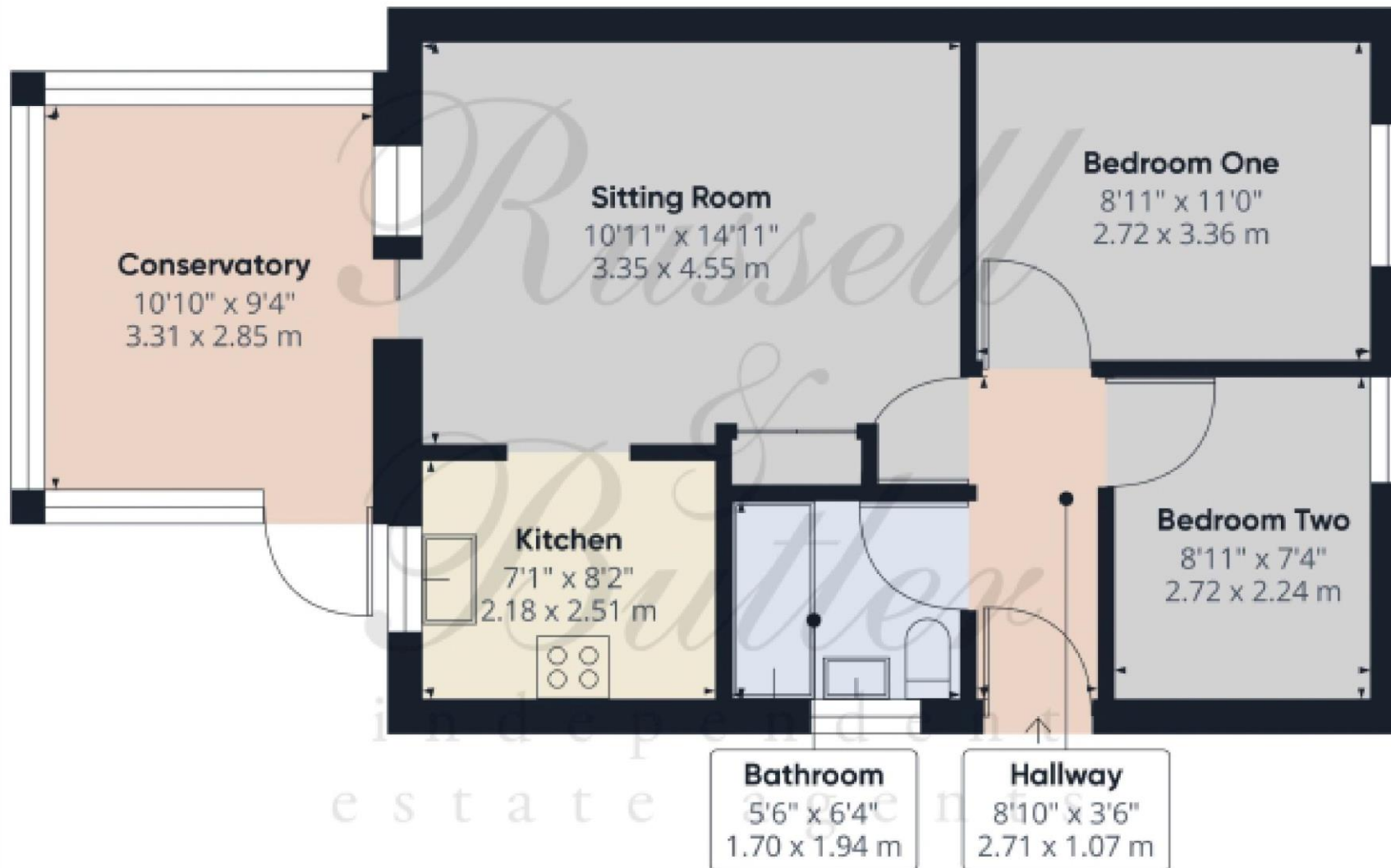






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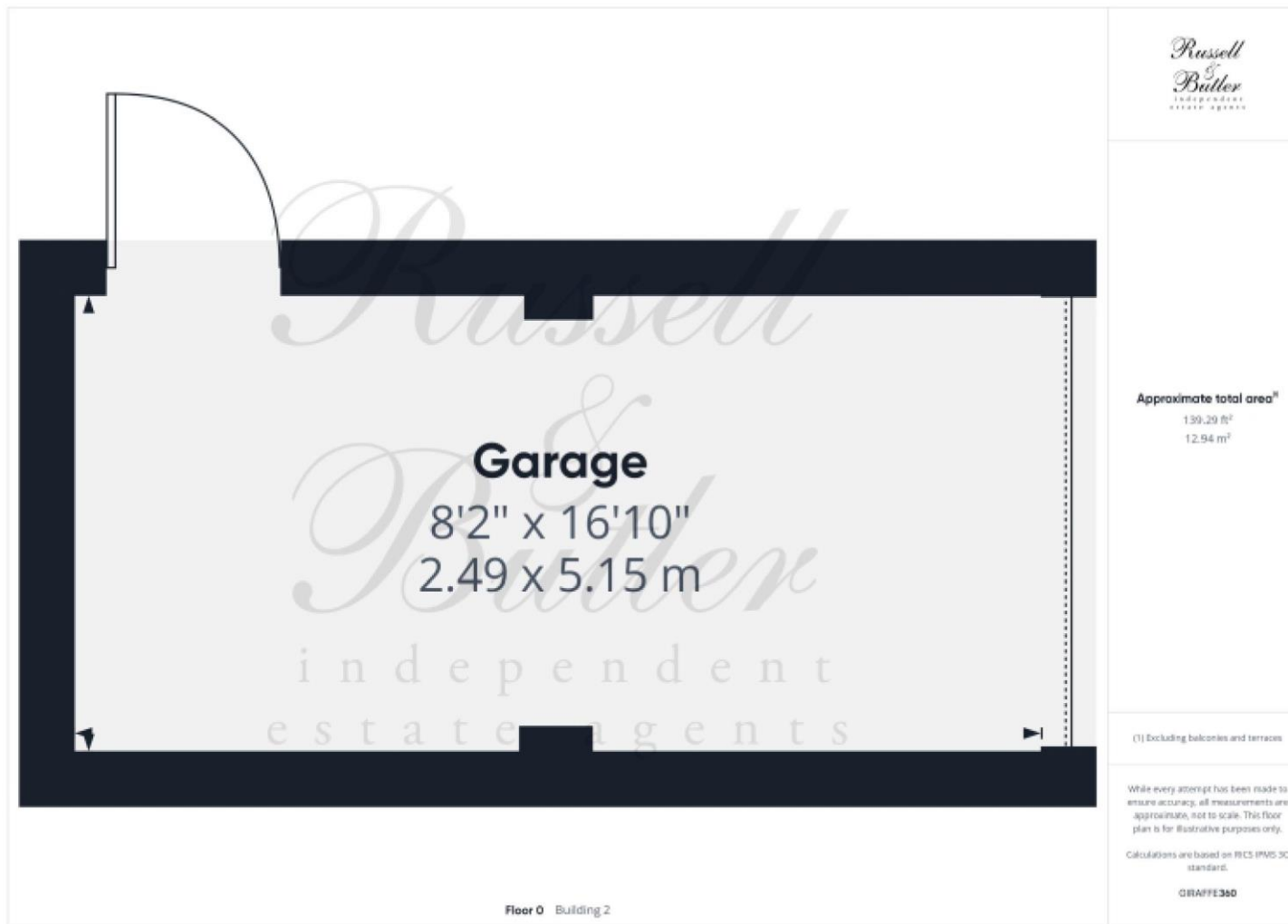
Approximate total area⁽¹⁾
575.75 ft²
53.49 m²

(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.

GRAFFE350



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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