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# Banbury Road, Brackley, NN13 6BA

## Asking Price £259,995 Freehold

A spacious two bedroom end of terrace cottage situated in a traffic free location within easy walking distance of Brackley's town centre. The property has the advantages of gas to radiator central heating, new damp proof course with a 20 year guarantee, double glazing, first floor bathroom and a good size south facing garden. The accommodation comprises: Entrance hall, sitting room, large dining room, cellar, kitchen, utility room, two bedrooms and a bathroom. Council Tax Band B. Energy rating D.



### **Entrance**

Covered entrance. Double glazed entrance door to:

### **Entrance Hall**

Radiator, Quarry tiled floor, open through to kitchen and dining room, door to utility room.

### **Sitting Room** 12' 2" X 14' 2" (3.72m X 4.32m)

4.32m x 3.78m Max to stairs

Fireplace with gas fire, double radiator, radiator, Upvc double glazed window to side aspect, Upvc double glazed French patio doors to front aspect and south facing garden.

### **Dining Room** 12' 4" X 9' 9" (3.76m X 2.99m)

3.76m x 2.99m

Double radiator, sealed unit double glazed window to side aspect, exposed wood floor, door to sitting room, door to cellar.

### **Kitchen** 8' 8" X 7' 5" (2.65m X 2.28m)

2.65m x 2.28m

Inset single drainer ceramic sink unit, mono bloc mixer tap, cupboard under, further range base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with electric double oven and grill under, extractor hood over, quarry tiled floor, Upvc double glazed window to rear aspect, open through to:

### **Utility Room** 7' 6" X 4' 9" (2.31m X 1.46m)

2.31m x 1.46m

Plumbing for automatic washing machine, fitted larder unit and rolled edged work surface. Quarry tiled floor.

### **Cellar** 22' 0" X 7' 9" (6.72m X 2.37m)

6.72m Max x 2.37m

Split via stairs, night storage heater.

### **First Floor Landing**

Access to loft space.

### **Bedroom One** 12' 4" X 9' 9" (3.76m X 2.98m)

3.76m Max x 2.98m Max

L-Shaped.

Double radiator, Upvc double glazed window to front aspect.

### **Bedroom Two** 9' 9" X 9' 1" (2.98m X 2.79m)

2.98m x 2.79m Max

Double radiator, Upvc double glazed window to side aspect, Cupboard housing "Ideal" gas fired boiler supplying both central heating and domestic hot water.

### **Bathroom** 7' 10" X 7' 5" (2.41m X 2.27m)

2.41m x 2.27m

White suite of panel bath with "Tritan" electric shower over, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazing window to rear aspect.

### **Rear Garden**

The cottage is set back of the road in a quiet location accessed via a pedestrian passage way, a gate leads to the garden which is approx. 40ft in length, laid mainly to lawn with a good sized patio, fully enclosed by wall and fencing, the garden is south facing.

### **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: B

### **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.

### **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>  
431 ft<sup>2</sup>  
40.1 m<sup>2</sup>

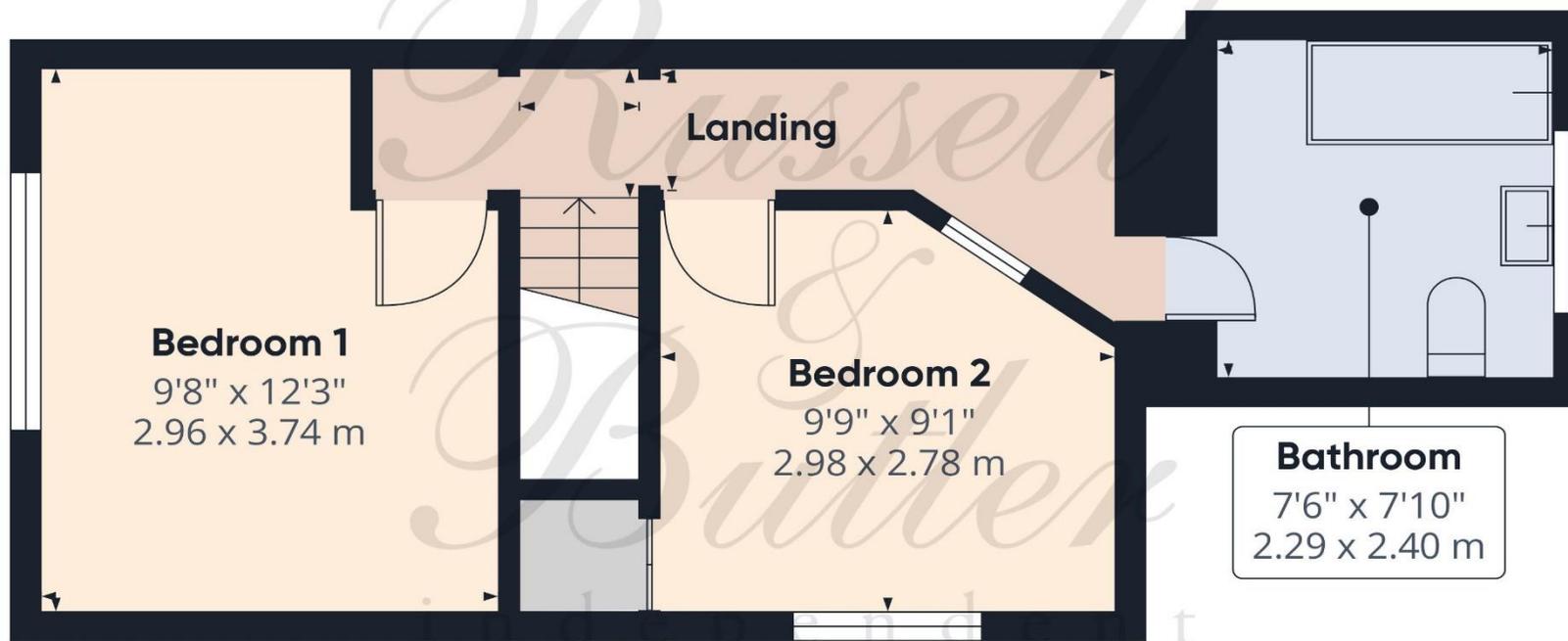
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i n d e p e n d e n t  
e s t a t e   a g e n t s

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GBAFFE360

Floor 0



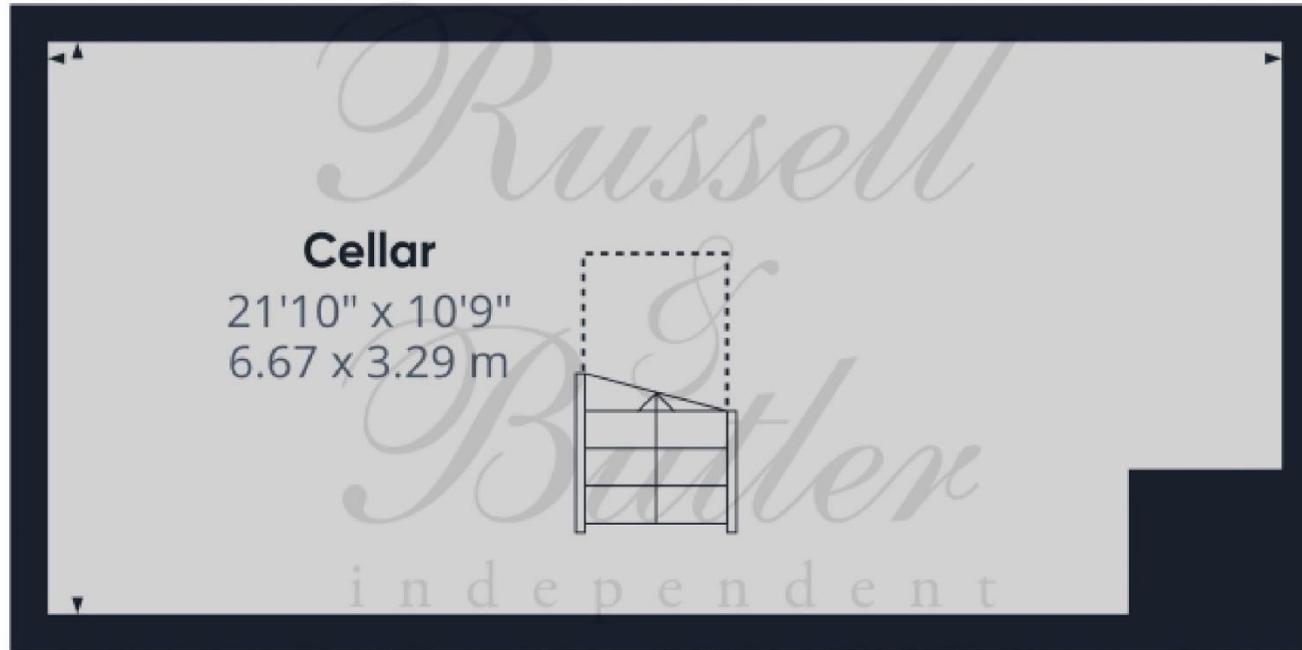
Approximate total area<sup>(1)</sup>  
305 ft<sup>2</sup>  
28.3 m<sup>2</sup>

**Bathroom**  
7'6" x 7'10"  
2.29 x 2.40 m

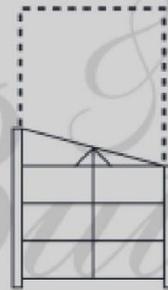
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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**Cellar**  
21'10" x 10'9"  
6.67 x 3.29 m



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**Approximate total area\***

225 ft<sup>2</sup>  
20.9 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(\*) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations refer to the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 380

Floor -1

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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