

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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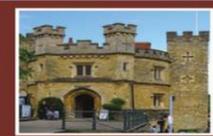


Russell & Butler
i n d e p e n d e n t
e s t a t e a g e n t s

Chaloners Hill, Steeple Claydon, MK18 2PX

Guide Price £295,000

A two bedroom detached bungalow situated in this popular village location with good sized gardens to front and rear. The bungalow although otherwise well presented does have some internal structural defects which only make this viable for cash purchasers. (Structural report is available upon request). The accommodation comprises: Entrance hall, sitting/dining room, kitchen, two bedrooms, bathroom, garage, long driveway and gardens to front and rear. No onward chain. Council Tax Band D. Energy rating E.



Entrance

Double glazed composite entrance door to:

Entrance Hall

Built in meter/storage cupboard, access to loft space with light, night storage heater.

Sitting/Dining Room

Brick built open fireplace, two night storage heaters, three Upvc double glazed windows to front and side aspects.

Kitchen

11' 3" X 9' 10" (3.44m X 3.02m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, electric cooker point, plumbing for automatic washing machine, night storage heater, Upvc double glazed window to front aspect.

Bedroom One

12' 5" X 10' 9" (3.79m X 3.28m)

Night storage heater, Upvc double glazed window to rear aspect.

Bedroom Two

8' 10" X 8' 6" (2.71m X 2.60m)

Night storage heater, Upvc double glazed window to rear aspect.

Bathroom

8' 9" X 5' 10" (2.68m X 1.80m)

White suite of panel bath with electric shower and glazed screen, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, electric ladder towel radiator, two Upvc double glazed windows to rear aspect.

Front Garden

Good sized front garden, laid in two parts to shingle with well stocked flower and shrub beds, enclosed by hedge and timber fencing, accessed via wrought iron gates, long concrete drive to detached brick built garage.

Rear Garden

Laid mainly to lawn with well stocked flower and shrub beds and borders, pathway to patio area with pergola, fully enclosed by outside tap and outside light.

Garage

Up and over door, power and light connected, doors to window and garden.

Please Note

EPC Rating: E

Council Tax Band: D

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.

Heating: Night storage heaters. Gas to village but not at property.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps 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: Driveway parking.

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 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.

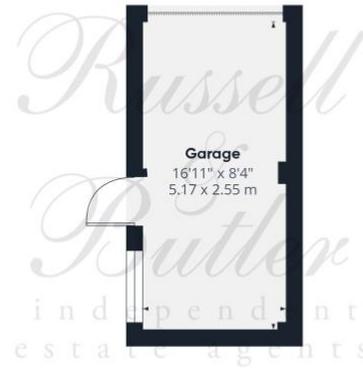




Russell
& Batten
GARDENERS



Floor 0 Building 1



Floor 0 Building 2

Russell & Butler
independent
estate agents

Approximate total area⁽¹⁾
805 ft²
74.7 m²

(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.

GIRAFFE360

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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