

Russell & Butler

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Burrell, The Cottage, Main Street, Chackmore, Buckinghamshire, MK18 5JF

Asking Price £325,000.00 Freehold

A two bedroom semi detached cottage situated in this highly sought after village, with character features including an inglenook fireplace with bread oven. There is a fitted kitchen with oven & hob, a first floor bathroom and has the added benefit of good off road parking and an attractive private rear garden. (NB. The garden and parking are located a very short walk away from the cottage). The accommodation comprises: Sitting/dining room, kitchen, two bedrooms, bathroom, garden and parking. NO ONWARD CHAIN. Energy rating E.



Entrance

Part glazed solid wood entrance door to:

Sitting Room

Inglenook fireplace with bread oven, two double radiators, sealed unit double glazed windows to front and rear aspects, stairs rising to first floor, central heating thermostat, under stairs storage cupboard, second under stairs storage cupboard housing "Heatrae sadia" electric boiler supplying both central heating and domestic hot water.

Kitchen

2.50m x 2.40m

Fitted to comprise inset single drainer ceramic 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, four ring ceramic hob, electric oven under, extractor canopy over, plumbing for automatic washing machine, radiator, sealed unit double glazed window to side aspect, slate tiled floor, inset downlighters.

First Floor Landing

Access to loft space, sealed unit double glazed window to stairs.

Bedroom One

3.88m x 2.79m

Radiator, sealed unit double glazed window to stairs.

Bedroom Two

2.85m x 2.61m

Radiator, sealed unit double glazed window to rear aspect.

Family Bathroom

2.52m x 1.61m

White suite of p-shaped bath with shower over and screen as fitted, wash hand basin, cupboard under, low flush wc, ceramic tiled floor, ladder towel radiator, sealed unit double glazed window to rear aspect, extractor fan, inset downlight, shaver point.

Rear Garden

The rear garden is detached from the cottage and situated just a short walk away. There is car parking for at least two large cars or four small cars with a block paved path leading to the garden via a gated access.

The garden is laid mainly to lawn with flower and shrub beds and borders and a paved patio, fully enclosed by timber fencing.

Please Note

All mains services connected with the exception of gas.

EPC Rating: E

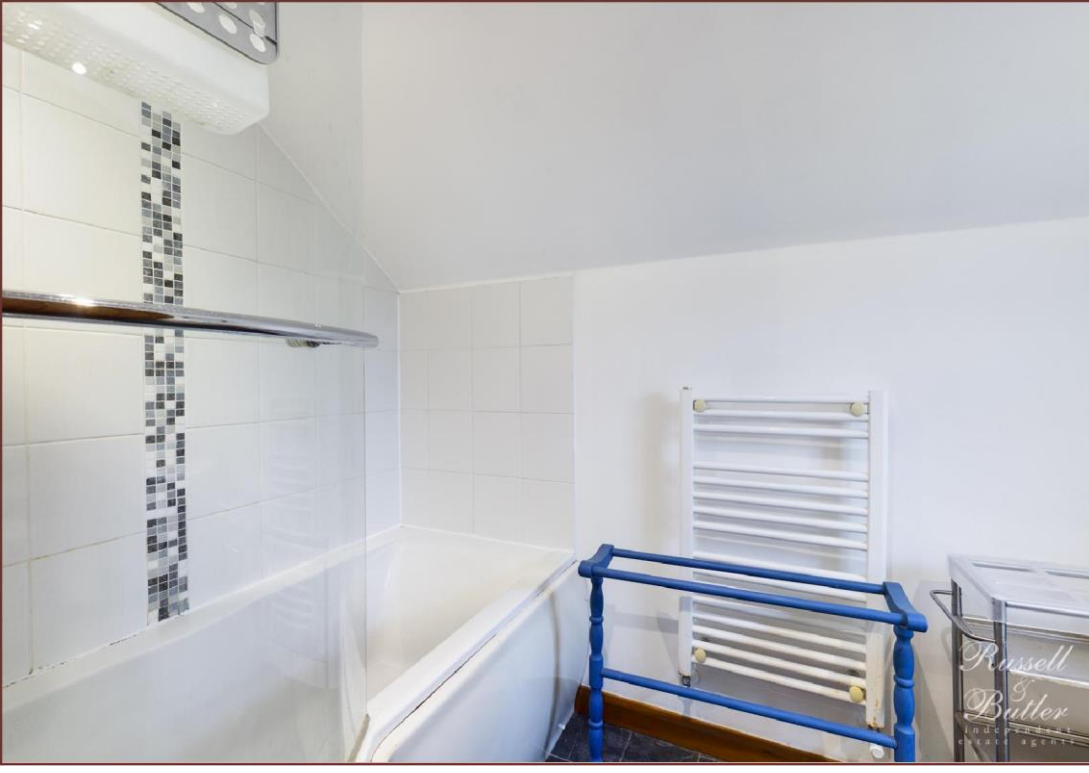
Council Tax Band: C

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.





Floor 0 Building 1



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Approximate total area⁽¹⁾

549.84 ft²

51.08 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.

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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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