

Russell & Butler

independent estate agents

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Gilbert Scott Gardens, Gawcott, MK18 4JQ

Asking Price £281,995.00 Freehold

Rarely available, an immaculate two double bedroom property located within a select and private gated development in the village of Gawcott. This lovely homes comprises: Entrance hall, re-fitted ground floor cloakroom, re-fitted kitchen to a high specification with integrated appliances, sitting room with large under stair cupboard and French doors leading out onto the enclosed landscaped garden. On the first floor, landing with built in double depth wardrobe, two double bedrooms, and a refitted shower room. The property further benefits from recently landscaped private and enclosed garden, with allocated parking for 1 car to the rear, UPVC double glazing, gas to radiator central heating and use of the peaceful communal gardens within the development. EPC rating C.



Entrance

Providing access to accommodation, radiator.

Cloakroom

Re-fitted white suite of low level w/c, wall mounted wash hand basin with cupboard under, Upvc double glazed window to side aspect, radiator.

Kitchen

8' 5" X 7' 4" (2.59m X 2.24m)

Re-fitted to a high specification of white hi gloss units to comprise inset sink unit with mono block mixer taps, a range of wall, base and drawer units, work tops over with co-ordinating upstands, two corner carousel units, complimentary tiling to splash areas, integrated slimline dishwasher, integrated washer/dryer, integrated fridge, built in electric hob with filter hood over, electric oven under. Cupboard housing 'Glowworm' gas fired boiler serving both domestic hot water and radiator central heating, Upvc double glazed window to side aspect.

Sitting Room

16' 11" X 11' 0" (5.18m X 3.37m)

Having the benefit of UPVC double glazed French doors leading out to the landscaped patio and garden, large under stair storage cupboard, stairs rising to first floor, radiator.

First Floor Landing

Large double depth wardrobe with hanging rails.

Bedroom One

13' 3" X 9' 1" (4.05m X 2.77m)

Double radiator, Upvc double glazed window to front aspect.

Bedroom Two

9' 7" X 8' 11" (2.94m X 2.74m)

Upvc double glazed windows to side and front aspects, radiator.

Shower Room

White suite of fully tiled walk in double width shower cubicle with shower as fitted, glazed screen, wash hand basin, low level W/C, Upvc double glazed window to side aspect, full height ceramic tiling to walls, radiator.

Garden

Recently landscape courtyard garden, to include paved patio with raised well stocked sleeper flower beds which can provide additional garden seating, outside lighting, gated side access, fully enclosed by brick walling.

Parking

Allocated parking to the rear of the property.

Please Note

All main services are connected. Annual maintenance charge approx £468 per annum, towards the maintenance of the gated electric and pedestrian gates and communal gardens. Council tax band C.

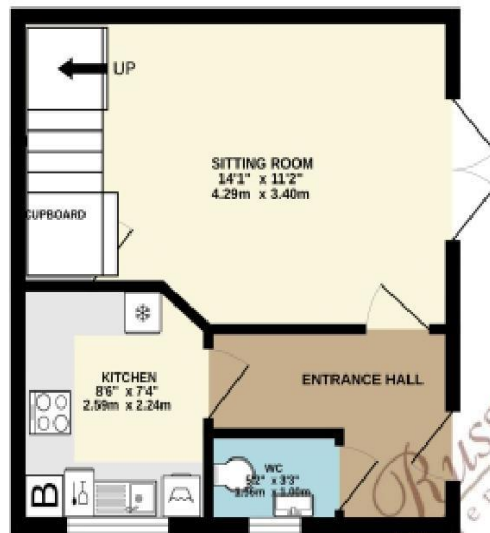
Mortgage Advice

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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email clare.Jarvis@mab.org.uk.

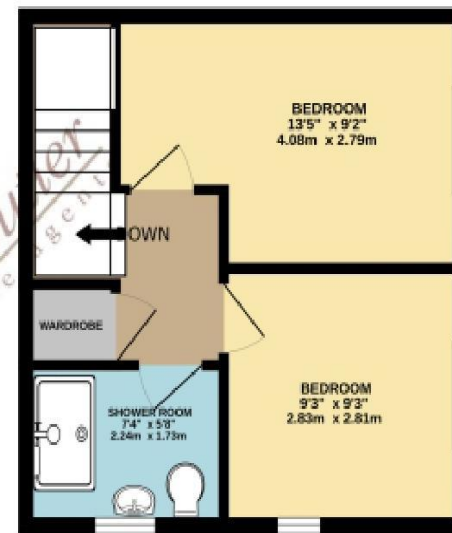




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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