

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Willow Road, Great Horwood, MK17 0QH
Asking Price £275,000.00

A three bedroom semi detached property offered for sale with no onward chain and in need of modernisation and updating but offering scope for a lovely family home in a village location. The accommodation over two floors comprises: hallway, sitting room, kitchen/breakfast room, inner lobby/ porch. First floor landing with three bedrooms, bedroom one being a particularly good size bedroom, bathroom with separate W/C. There are enclosed gardens to both the front, side and rear aspects. NO ONWARD CHAIN. EPC Rating G.



Willow Road, Great Horwood, MK17 0QH

Entrance

Entrance Hall

Stairs rising to the first floor.

Sitting Room

14' 5" X 9' 11" (4.40m X 3.04m)

With window to front aspect

Kitchen/Diner

9' 11" X 17' 5" (3.03m X 5.31m)

With window to rear aspect over looking the garden, inset single drainer sink unit, pantry cupboard, storage cupboard, door to lobby

Rear Porch/Lobby

Door to side.

First Floor Landing

Window to side aspect

Bedroom One

14' 5" X 10' 0" (4.40m X 3.06m)

Generous size bedroom with window to front aspect

Bedroom Two

11' 5" X 10' 1" (3.50m X 3.08m)

Double bedroom with window to front rear aspect.

Bedroom Three

8' 7" X 7' 2" (2.63m X 2.20m)

Window to front aspect.

Bathroom

With panel bath, pedestal wash hand basin, window to rear aspect.

Separate Cloakroom

With W/C, window to side.

Front Garden

Enclosed front garden with lawn and established planting.

Rear Garden

Laid mainly to lawn, west facing, outside brick storage area to side.

Please Note

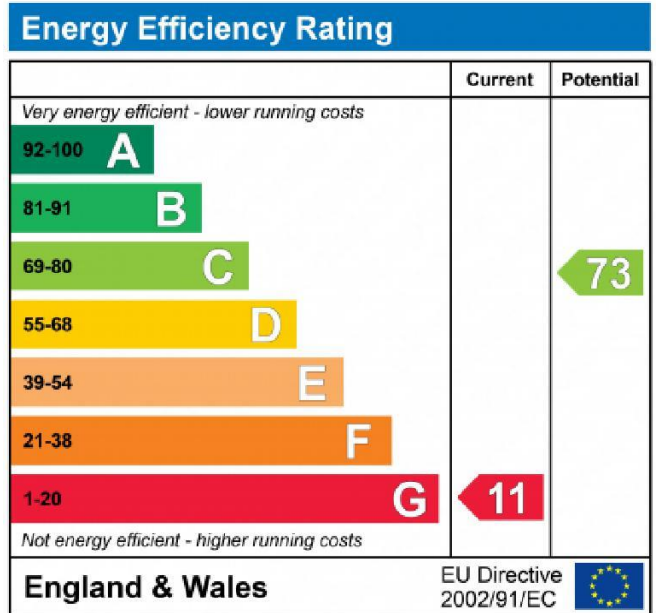
EPC rating G

Mains services connected with the exception of gas

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 us for further information.



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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Floor 0



Floor 1

Approximate total area⁽¹⁾

864.13 ft²
 80.28 m²

Reduced headroom

5.22 ft²
 0.48 m²

(1) Excluding balconies and terraces

Ⓞ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE 360

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