

Russell & Butler

independent estate agents

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The Square, Preston Bissett, MK18 4LL

Asking Price £324,995.00 Freehold

A fabulous two bedroom terraced cottage situated in a popular village location and benefitting from a brand new LPG fired boiler ("Hive" compatible), UPVC double glazing, a large first floor bathroom and a west facing rear garden in excess of 200 feet with beautiful country views. The accommodation comprises: Entrance hall, sitting room, dining room, kitchen, rear lobby, cloakroom, two bedrooms, bathroom, and gardens. Potential to convert loft subject to correct consents. Energy rating E



Entrance

Double glazed composite entrance door to:-

Entrance Hall

Ceramic tiled floor, radiator with cover, stairs rising to first floor, doors to sitting room and dining room.

Sitting Room

10' 11" X 10' 4" (3.35m X 3.15m)

Upvc double glazed sash window to front aspect. Double radiator, ornamental fireplace.

Dining Room

13' 11" X 9' 11" (4.25m X 3.04m)

Ornamental fireplace, ceramic tiled floor, understairs storage cupboard, Upvc double glazed sash window to rear aspect.

Kitchen Breakfast

10' 5" X 8' 5" (3.19m X 2.59m)

Inset single drainer stainless steel sink unit with cupboard under, further range of base and eye level units, rolled edge work surfaces ceramic tiles to splash areas, Plumbing for automatic washing machine and dishwasher. Electric cooker point, extractor hood, radiator, two Upvc double glazed windows to side aspect. Ceramic tiled floor, door to rear lobby.

Rear lobby

Ceramic tiled floor, electric panelled heater, composite double glazed door to rear garden, door to cloakroom.

Cloakroom

White suite of wash hand basin, low level w/c, electric heater, ceramic half tiling to walls, ceramic tiled floor, Upvc double glazed window to rear aspect.

First Floor Landing

Access to loft space.

Bedroom One *13' 7" X 10' 11" (4.16m X 3.34m)*

Radiator, Upvc double glazed sash window to front aspect, good sized overstairs wardrobe.

Bedroom Two *9' 11" X 9' 7" (3.03m X 2.94m)*

Radiator, Upvc double glazed sash window to rear aspect.

Family Bathroom *10' 5" X 8' 5" (3.18m X 2.59m)*

White suite of panelled bath with shower, pedestal wash hand basin, low level w/c, airing cupboard housing " Worcester" Lpg gas supplying both domestic hot water and central heating. Hive compatible, double radiator, Upvc double glazed window to rear aspect.

Front Garden

Fully enclosed by brick wall, paved gated access. Pedestrian side access to rear garden via right of way.

Rear Garden

Approximately 200 feet in length, separated in three areas, the first being laid to lawn with large L shaped patio and path and path leading to main area. Brick built storage shed with light and power, 2nd timber shed. Gate to main garden laid to lawn flower and shrub beds , vegetable plots and greenhouse. Seating area at end with fabulous country views.

Please Note

All main services are connected except gas.
EPC Rating E
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.

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.





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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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