

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



*Russell
&
Butler*
independent
estate agents

Situated in a sought after village location we are pleased to offer For Sale this 2 bedroom mid terrace Gradell listed cottage. The property has many exposed beams creating charm and character, yet benefitting from integrated appliances. The accommodation briefly comprises: Shared entrance hallway, open plan living accomodation on the ground floor and 2 bedrooms and refitted (2020) bathroom on the first floor. The property benefits further from built in wardrobes in Bedroom 2 and other first floor storage cupboards. The cottage has both an open plan front garden along with a separate enclosed garden directly opposite.



Shared Entrance Hall

A shared entrance hall giving access to numbers 1 & 2. Courtesy light, wood panelling, door to:

Open Plan Kitchen/Living Area

18' 0" X 11' 1" (5.51m X 3.40m) – Maximum measurements of irregular shaped room.

An open plan living area - Kitchen Area :- A fitted kitchen comprising of inset ceramic Butlers sink with contemporary mixer tap, storage under, a further range of base units, wooden work tops, providing work and storage space. Electric hob and oven, integrated washing machine, space for upright fridge/freezer, ceramic tiling. Exposed beams, window to front aspect.

Living Area:- Feature fireplace with log burner, wooden flooring, T.V. point, meter box, panelled. Exposed timbers, stairs rising to first floor, window to rear aspect.

First Floor Landing

Access to bedrooms and bathroom, exposed beams, two storage cupboards.

Bedroom One

8' 10" X 8' 8" (2.70m X 2.65m)

Window is front aspect enjoying views to the garden. Exposed timbers, electric panel heater.

Bedroom Two

7' 10" X 8' 8" (2.41m X 2.65m) - 2.41m including wardrobes.

Having the advantage of built in wardrobe, hanging rail and shelves as fitted, access to loft space, exposed beams, window to rear aspect.

Family Bathroom

4' 10" X 6' 1" (1.49m X 1.87m)

A contemporary white suite of panelled bath with mixer tap, separate electric shower over, low level WC, wash hand basin with mixer tap, ceramic tiling to water sensitive areas, towel radiator, exposed beams, tiled floor.

Front Garden

Shared pathway is the property entrance, the front garden is open plan and laid mainly to lawn, behind the picket fence the cottage benefits from an additional garden with flowers and shrubs. Enclosed by panel fencing with the benefit of a raised seating area. Timber shed.

Please Note

Grade II Listed
Mains drainage
Electric only
Council Tax Band B
EPC exempt

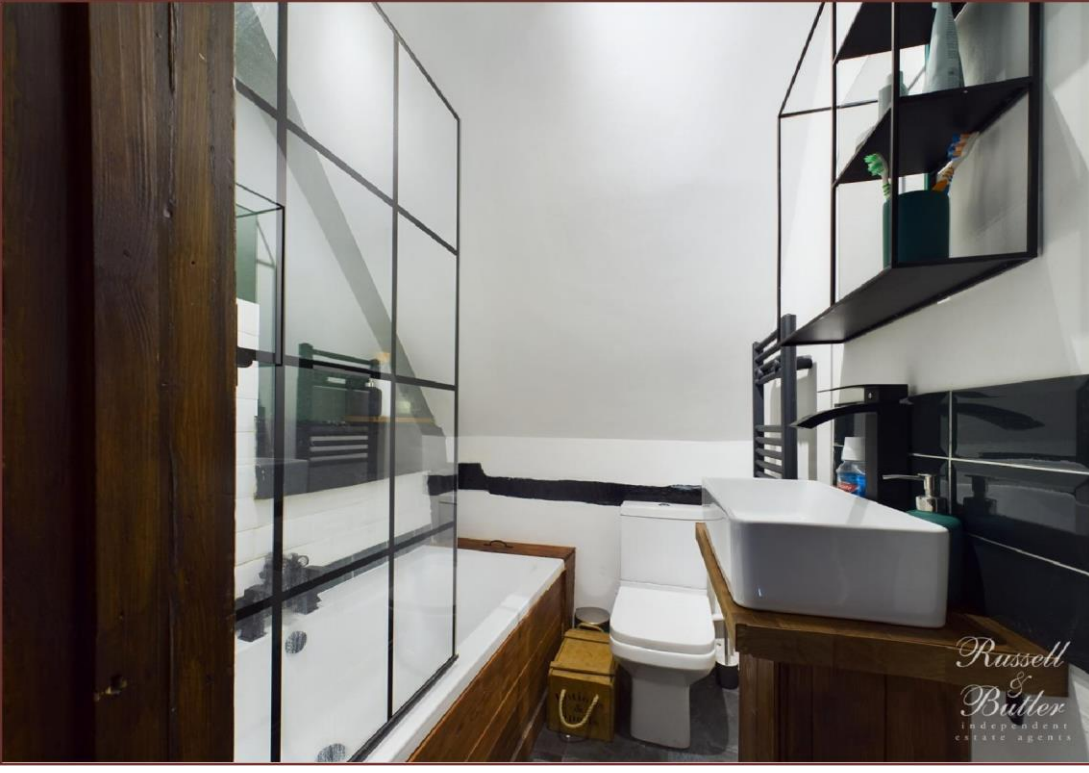
N.B.

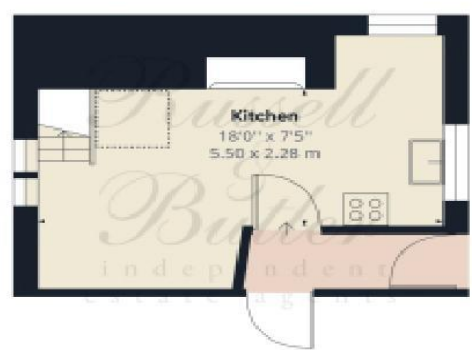
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

Mortgage Advice

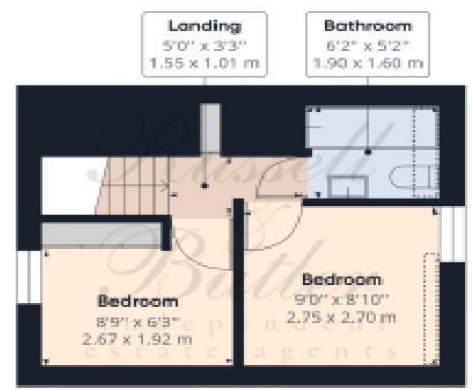
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too.

Please contact us for further information.





Floor 0



Floor 1

Approximate total area⁽¹⁾
383.67 ft²
35.64 m²

Reduced headroom
20.03 ft²
1.86 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.

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.

Visit us online: www.russellandbutler.com

