

Russell & Butler

independent estate agents

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Main Street, Brackley, NN13 5JR

Guide Price £299,995.00

NO UPPER CHAINA good sized two bedroom semi detached character property situated in a lovely village location situated between Brackley and Buckingham. The property benefits from two good sized bedrooms, a refitted bathroom, plenty of storage throughout, garage and parking for two cars. The accommodation fully comprises: Entrance hall, sitting room with open fire and built in storage, spacious kitchen with multi fuel Rayburn, first floor landing, two bedrooms both with built in storage and refitted bathroom. To the outside: A pretty cottage style front garden, driveway parking for two cars, garage and access leading to the rear garden with patio area. EPC rating D. NO ONWARD CHAIN.



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Entrance

Upvc double glazed door to:

Entrance Hall

Giving access to ground floor accommodations, stairs rising to first floor, non opening window to side aspect.

Sitting Room 12' 5" X 12' 2" (3.81m X 3.72m)

3.81 metres max x 3.72 metres max.

Having the advantage of a fireplace, under stairs storage cupboard, electric radiator, two Upvc double glazed windows to front aspect.

Kitchen/Breakfast room 10' 8" X 15' 6" (3.26m X 4.74m)

4.74 metres max, 2.63 metres min x 3.26 metres max.

The kitchen comprises inset stainless steel sink with mixer tap and storage under, work tops over and cupboards under, 'Multi-fuel' Rayburn electric cooker, electric hob. Space for washing machine, space for fridge/freezer, space for dishwasher. Two Upvc double glazed windows to rear aspect, door to side aspect, tiled floor. 'LED' lighting.

First Floor Landing

Access to bedrooms, access to loft space, electric radiator.

Bedroom One 9' 11" X 12' 7" (3.03m X 3.86m)

3.03 metres max x 3.86 metres max, 3.49 metres min.

Having the advantage of built in wardrobes with hanging rail, Upvc window to front aspect.

Bedroom Two 9' 2" X 11' 1" (2.81m X 3.39m)

2.81 metres max x 3.39 metres max.

Cupboard housing electric hot water tank and electric immersion heater with linen storage shelves, electric wall heater, Upvc double glazed window to rear aspect.

Family Bathroom

Refitted to comprise a white suite of panel bath with electric shower over, low level WC, wall mounted wash hand basin with mixer tap, ceramic tiling, electric radiator, Upvc double glazed window to rear aspect.

Outside

Front Garden

Driveway providing off road parking, the garden is open plan, laid mainly to lawn with flower and shrub borders.

Rear Garden

The rear garden is laid mainly to lawn with flower and shrub borders, paved patio area, outside tap, fully enclosed, open side access.

Garage

A single garage with up and over door.

Please Note

All mains connected with the exception of gas.

EPC rating D

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.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

605.91 ft²

56.38 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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