

Russell & Butler

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Addison Road, Steeple Claydon, MK18 2NP

Asking Price £325,000.00 Freehold

Offered for sale with 'no upper chain' this 3 bedroom detached bungalow in a village location, benefitting from being within walking distance to the local store and the village amenities. The property is need of some modernisation and is set on a good size plot providing ample off road parking to the front and mature, south west facing gardens to the rear. The accommodation comprises: Entrance porch, large 'L' shaped lounge/diner, kitchen, inner hallway, three bedrooms and a shower/wet room . The front aspect of the property is laid mainly to lawn with established planting and fully enclosed with the block paved driveway leading to the single garage, to the side elevation, a useful and spacious 'lean to' storage area which in turn provides access to the lovely rear garden. EPC rating D. No Upper Chain.



Entrance Porch

3' 9" X 6' 2" (1.15m X 1.90m)

A Upvc double glazed entrance porch providing access to the accommodation and useful cloaks hanging space.

Lounge/Diner

20' 11" X 14' 10" (6.40m X 4.54m)

max length and width.

An "L" shaped Lounge/Diner with Upvc double glazed leaded light effect window to front aspect. Two electric storage heaters, brick built feature fireplace with alcoves to either side. Upvc double glazed leaded light effect window to side aspect.

Kitchen

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

Fitted to comprise inset stainless steel single drainer sink unit with monobloc mixer tap and cupboard under. Full range of wall and base units with work tops over. Space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge. Built in electric hob and oven, Upvc double glazed leaded light effect window and door to covered side "lean to".

Bedroom One

9' 10" X 11' 7" (3.01m X 3.54m)

Upvc leaded light effect double glazed window to rear aspect, electric storage heater.

Bedroom Two

9' 10" X 8' 10" (3.01m X 2.71m)

Upvc leaded light effect double glazed window to rear aspect, electric storage heater.

Bedroom Three

9' 10" X 8' 4" (3.02m X 2.56m)

With Velux window, feature glass brick wall, electric storage heater.

Wet/Shower Room

6' 2" X 5' 4" (1.88m X 1.64m)

White sanitary ware comprising low level WC, wall mounted wash hand basin, fully tiled wet/shower area with anti slip flooring. Leaded light effect double glazed window to side aspect.

Outside**Front Garden**

Approached via wrought iron gates, block paved driveway for several vehicles, laid mainly to lawn with established flower and shrub beds and borders.

Rear Garden

Mature south west facing rear garden in excess of 60 feet with paved patio, laid mainly to lawn with well stocked flower and shrub beds and borders, fruit trees, timber storage shed and summer house, fully enclosed.

Garage

16' 5" X 8' 0" (5.01m X 2.46m)

With up and over door, power and light connected, door and window to rear aspect.

Please Note

All mains services connected with the exception of gas.

EPC rating D

Council Tax Band D

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.

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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