

Russell & Butler

independent estate agents

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Church Road, Brackley, NN13 7BU

Asking Price £265,000.00 Freehold

A very well presented two bedroom cottage situated just outside of Brackley town centre. The property benefits from character features throughout, a spacious landing providing additional work/storage space and a pretty cottage style rear garden. The accommodation fully comprises: Kitchen, sitting room, spacious landing, two bedrooms and bathroom. To the outside a cottage style rear garden benefiting from outside storage. The property has gas to radiator central heating & UPVC double glazing. EPC rating C. NO UPPER CHAIN.



Entrance

Covered storm porch, stable door to:

Kitchen

3.62m x 3.23m

A charming fitted kitchen with exposed beams and quarry tiled floor, the kitchen comprises inset enamel, one and half bowl single drainer sink unit with contemporary mono bloc mixer tap, cupboard under, a further range of base and eye level units, work tops over providing work and storage space, plumbing for washing machine and dishwasher, space for low level fridge and freezer, integrated gas hob with filter hood over, integrated oven and grill, gas fired boiler supplying both domestic hot water and radiator central heating, radiator, two Upvc double glazed windows to rear aspect, glazed door to sitting room.

Sitting Room

4.90m x 3.04m Widening to 3.49m

Generous living area with window seat, Upvc double glazed window to front aspect, fireplace with stone surround and hearth, fitted shelving, exposed beams and stonework, wall light points, oak flooring and wooden stairs rising to:

First Floor Landing

A charming landing providing space for a study/storage, exposed beams, storage unit, Upvc double glazed window to side aspect, access to bedrooms and bathroom, access to loft space.

Bedroom

3.50m x 1.84m widening to 2.48m

Upvc double glazed window to front aspect, including spacious built-in wardrobes with fitted hanging rails and shelving, radiator.

Bedroom

3.60m x 1.94m

Upvc double glazed window to rear aspect, enjoying views to the cottage gardens, double panel radiator.

Family Bathroom

1.22m x 1.21m

A white suite of panel bath with mixer tap and shower attachment, low level wc, wash hand basin with contemporary mixer tap, ceramic tiling to water sensitive areas, radiator, tiled floor, storage cupboard, single panel radiator, Velux window.

Rear Garden

A sunny south west facing typical cottage style garden with shared pathway giving access to the lawned areas with well stocked borders, storage shed, terraced seating area.

Please Note

All mains services connected.

EPC Rating: C.

Council tax Band: 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

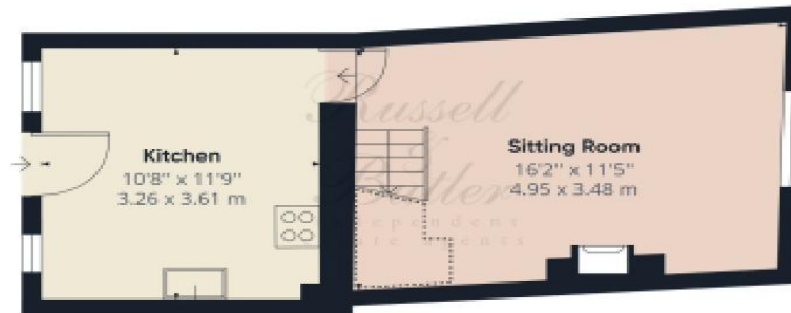
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis.

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 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

614.65 ft²
 57.10 m²

Reduced headroom

12.25 ft²
 1.14 m²

(1) Excluding balconies and terraces

(2) 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.

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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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