

Russell & Butler

independent estate agents

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Holdgate Close, Brackley, NN13 6NF Asking Price £299,995.00 Freehold

No Upper ChainWe are pleased to offer for sale this three bedroom semi detached property which is situated on a popular development walking distance of the town centre of Brackley. The property has the advantages of UPVC double glazing, gas to radiator central heating and single garage. The property fully comprises: Entrance hall, lounge/diner, conservatory, kitchen, first floor landing, three bedrooms and family bathroom. The property has a good sized garden, garage and driveway. EPC rating NO UPPER CHAIN.



Entrance

Door to:

Entrance Hall

Door to:

Lounge/Diner

6.83m max x 3.31m max

Upvc double glazed window to front aspect, two radiators.

Kitchen

2.68m x 2.24m

A range of base and eyelevel units, sink unit with mixer tap, work tops over, tiling to splash areas, space for white goods, Upvc double glazed window to rear aspect, radiator, 'Worcester' boiler supplying both domestic hot water and gas to radiator central heating.

Conservatory

Power and light connected.

First Floor Landing

Airing cupboard housing hot water tank with linen shelving as fitted, access to loft space.

Bedroom One

3.44m to front of wardrobe x 3.02m

A range of built in wardrobes, Upvc double glazed window to front aspect, radiator.

Bedroom Two

3.01m x 2.73m

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

2.58m x 2.49m

Upvc double glazed window to front aspect, radiator.

Bathroom

White suite of bath with shower over, pedestal wash hand basin with mixer tap, cupboard under, low level wc, tiling to splash areas, heated towel rail.

Outside

Front Aspect

Driveway to front with gravel area.

Rear Garden

Laid mainly to lawn with paved patio area, gated side access, storage shed.

Garage

5.06m max x 2.45m max

Power and light connected, up and over door.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: C

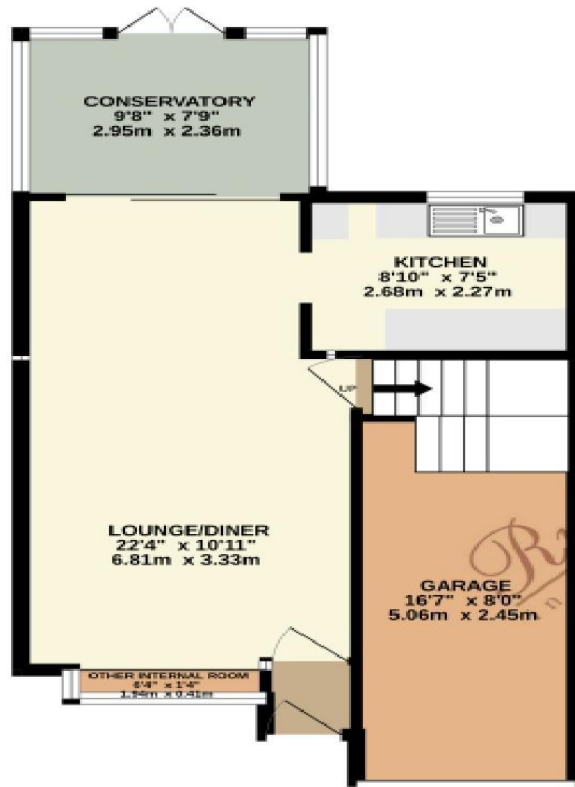
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

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



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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