

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Vicarage Lane, Steeple Claydon, MK18 2PR Asking Price £275,000.00 Freehold

For sale with no upper chain a well presented two bedroom cottage situated in a village location and benefiting from a driveway and rear garden. The property also benefits from recently refitted windows and door to the front of the property, gas to radiator central heating and outside storage. The accommodation fully comprises: Stable style door leading to sitting room with wood burning stove, open through to kitchen, rear lobby with access to the rear garden, first floor landing, two good sized bedrooms and bathroom. To the front of the property there is a driveway and to the rear low maintenance garden with large store and gated rear access. No upper chain. Energy rating D.



Entrance

Stable style door to:

Sitting Room

4.89m Max x 3.68m Max

Wood burner with surround, double glazed window to front aspect, radiator, under stairs storage space, open through to;

Kitchen

2.40m Max x 2.38m Max

A range of base units, stainless steel sink unit with mixer tap, space for oven, space for fridge and freezer, cupboard housing 'Valliant' boiler, double glazed window to rear aspect, open through to:

Rear Lobby

Space and plumbing for washing machine, work top over and cupboard under, radiator, door to rear.

First Floor Landing

Double glazed window to side aspect.

Bedroom One

3.48m Max x 2.72m Max

Double glazed window to front aspect, access to loft space, radiator.

Bedroom Two

2.40m x 2.38m

Double glazed window to rear aspect, radiator.

Bathroom

White suite of bath with mixer tap, waterfall shower over, separate shower attachment, shower screen as fitted, low level wc, wash hand basin with mixer tap, tiling to splash areas, double glazed window to rear aspect, downlighters.

Outside

Front Aspect

Gravel driveway to front, outside light and outside power.

Rear Garden

Patio and gravel area, outside power, large outside store, rear gated access.

Please Note

All mains services connected.

EPC rating: D

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.

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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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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