

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Aries, West Street, Adstock, MK18 2JQ

Asking Price £375,000 Freehold

Situated in the desirable village of Adstock, a spacious and well presented three bedroom home offered for sale in very good order throughout. The accommodation fully comprises: Entrance hall, downstairs shower room, sitting room with wood burning stove, kitchen, large conservatory with doors leading out to the rear garden, downstairs bedroom which could be used as a study, dining or playroom, first floor landing, two good sized first floor bedrooms and bathroom with white suite. To the front of the property there is off road parking, front garden and a good sized rear garden with a range of fruit plants and apple trees, gated side and rear access. Gas to radiator central heating & Upvc double glazing throughout. EPC rating D.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor, 'Worcester' gas fired boiler located in outside cupboard to front of property, Upvc double glazed window to side aspect.

Downstairs Shower Room

Fully tiled walk in shower, low level wc, wash hand basin with mixer tap, tiling to splash areas.

Sitting Room

4.34m Max x 3.89m Max + door recess

Wood burner, two radiators, Upvc double glazed window to rear aspect, doors leading to conservatory.

Play Room/Bedroom Three

3.21m Max into recess x 2.80m Max

Upvc double glazed window to front aspect, radiator.

Kitchen

3.61m x 2.11m

A range of base and eyelevel units, one and a quarter stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven, built in hob, extractor over, space for white goods, radiator.

Conservatory

6.38m Max x 2.41m Max

Power and light connected, three radiators.

First Floor Landing

Bedroom One

5.11m Max x 2.82m Max

Upvc double glazed window to rear aspect, radiator, access to a large walk in eaves storage area with shelving and hot water cylinder.

Bedroom Two

3.65m Max x 3.55m + Door recess

Upvc double glazed window to rear aspect, radiator, built in storage.

Family Bathroom

White suite of bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiling to splash areas, heated towel radiator, Velux window.

Front Garden

Laid mainly to lawn with flower borders and path leading to property entrance, parking to front.

Rear Garden

Laid to lawn with a range of flower and shrub beds, a further range of fruit plants and apple trees, gated rear and side access, greenhouse and shed both with power connected.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: C

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

Mortgage Advice

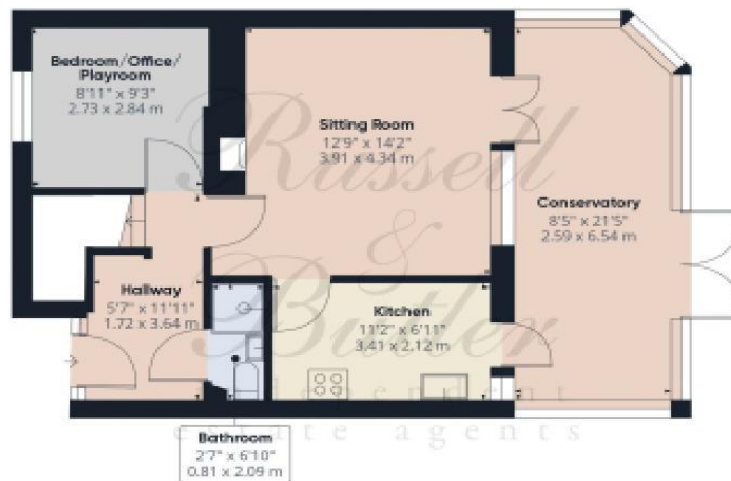
If you require a mortgage we would highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999 or 07772 159555.





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Floor 0



Floor 1

Approximate total area[#]

1102.14 ft²
 102.39 m²

Reduced headroom

51.28 ft²
 4.76 m²

Excluding balconies and terraces

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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