

Russell & Butler

independent estate agents

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Banbury Road, Brackley, NN13 6BA

Asking Price £249,995 Freehold

A two bedroom end of terrace cottage situated in a traffic free location within easy walking distance of Brackley's town centre. The property has the advantages of gas to radiator central heating (new boiler), double glazing, first floor bathroom and a good size south facing garden. The accommodation comprises: Entrance hall, sitting room, large dining room, cellar, kitchen, utility room, two bedrooms and a bathroom. NO ONWARD CHAIN. Energy rating D.



Entrance

Double glazed entrance door to:

Entrance Hall

Radiator, Quarry tiled floor, open through to kitchen and dining room, door to utility room.

Sitting Room 12' 2" X 14' 2" (3.72m X 4.32m) Max to stairs.

Fireplace with gas fire, double radiator, radiator, Upvc double glazed window to side aspect, Upvc double glazed French patio doors to front aspect and garden, wood laminate flooring.

Dining Room 12' 4" X 9' 9" (3.76m X 2.99m)

Double radiator, sealed unit double glazed window to side aspect, exposed wood floor, door to sitting room, door to cellar.

Kitchen 8' 8" X 7' 5" (2.65m X 2.28m)

Inset single drainer ceramic sink unit, mono bloc mixer tap, cupboard under, further range base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with electric double oven and grill under, extractor hood over, integrated dishwasher, Quarry tiled floor, Upvc double glazed window to rear aspect, open through to:

Utility Room 7' 6" X 4' 9" (2.31m X 1.46m)

Plumbing for automatic washing machine, Quarry tiled floor.

Cellar 22' 0" X 7' 9" (6.72m X 2.37m)

6.72m Max x 2.37m

Split via stairs, night storage heater.

First Floor Landing

Access to loft space.

Bedroom One 9' 9" X 9' 1" (2.98m X 2.79m)Max

Double radiator, Upvc double glazed window to side aspect, Cupboard housing "Ideal" gas fired boiler supplying both central heating and domestic hot water.

Bedroom Two 12' 4" X 9' 9" (3.76m X 2.98m) Max

L-Shaped.

Double radiator, Upvc double glazed window to front aspect.

Family Bathroom 7' 10" X 7' 5" (2.41m X 2.27m)

White suite of panel bath with "Tritan" electric shower over, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazing window to rear aspect.

Rear Garden

The cottage is set back of the road in a quiet location accessed via a pedestrian passage way, a gate leads to the garden which is approx. 40ft in length, laid mainly to lawn with a good sized patio, fully enclosed by wall and fencing, the garden is south facing.

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. 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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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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