

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



## The Barracks Main Street, Gawcott, MK18 4HR

Asking Price £325,000.00 Freehold

An immaculately presented end of terrace, two double bedroom character cottage in the village of Gawcott. This lovely property has character features that include, brace and latch doors, wooden flooring, multi burner stove, feature fireplaces, exposed brickwork and timbers and vaulted ceiling to the second floor bedroom. Accommodation Comprises: Entrance porch, sitting room, dining room, kitchen, first floor landing, first floor double bedroom and family bathroom, and second floor generous double bedroom with vaulted ceiling and exposed timbers. Enclosed south facing courtyard garden to the rear. EPC rating E. No onward chain.



### **Entrance**

Replacement door to:

### **Entrance Porch**

Cloaks hanging space, tiled flooring, window to side aspect, brace and latch door to:

### **Sitting Room**

*13' 3" X 11' 8" (4.06m X 3.58m)*

maximum measurements.

Feature fireplace with multi fuel burning stove, Oak wooden flooring, Upvc double glazed window to front aspect, Victorian style radiator, brace and latch door to:

### **Dining Room**

*12' 0" X 11' 6" (3.66m X 3.53m)*

Exposed brick feature fireplace, Oak wooden flooring, Upvc double glazed window to rear aspect, stairs rising to first floor, exposed brick and timber beams, wooden flooring, open through to:

### **Kitchen**

*13' 8" X 6' 5" (4.17m X 1.96m)*

Fitted to comprise inset single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, inset down lighters, tiled flooring, wall mounted gas fired boiler, space and plumbing for washing machine and slim line dishwasher, space for free standing fridge/freezer, built in five burner gas burning hob with electric oven under, filter hood over, Upvc double glazed window to side aspect, Upvc double glazed stable door to courtyard garden.

### **First Floor Landing**

Stairs rising to second floor.

### **Bedroom One**

*14' 0" X 11' 8" (4.29m X 3.58m)*

A beautiful room with cast iron feature fireplace with tiled hearth, UPVC double glazed window to front aspect, exposed wooden floor, Victorian style radiator.

### **Family Bathroom**

Fitted to a high specification to include white suite of panel bath with mixer taps, separate fully tiled shower cubicle with glazed screen, low flush W/C, wash hand basin housed in vanity unit with storage under, Victorian style radiator with towel rail, inset down lighters, Upvc double glazed window to rear aspect.

### **Second Floor Bedroom Two**

*23' 9" X 11' 6" (7.26m X 3.53m)*

measurement to rear of wardrobes.

Upvc double glazed window with village views, inset down lighters, exposed timbers, eaves storage cupboard, radiator.

### **Courtyard Garden**

An enclosed and secluded sunny courtyard garden with decked flooring, outside tap, outside power, brick store, log store.

### **Please Note**

All main services are connected.

Council tax band C

EPC Rating E

Broadband available: Standard, superfast and ultrafast.

Mobile phone coverage: O2 and Vodaphone, likely in and out.

Flood risk from rivers and seas low risk.

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 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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