

Russell & Butler

independent estate agents

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Chapel Lane, Akeley, MK18 5HU

Asking Price £235,000.00

A two bedroom terraced cottage situated along a quiet lane in this sought after village location. The cottage is well presented throughout and benefits from a fireplace with log burner, open plan living accommodation to the ground floor, UPVC double glazing throughout and outside space. The accommodation fully comprises: Sitting room with wood burner open through to kitchen, downstairs bathroom, first floor landing, two bedrooms and to the rear a courtyard garden. Energy rating E.



Entrance

Door to:

Sitting Room

11' 6" X 11' 1" (3.53m Max, 3.03m to front of fireplace x 3.39m)

Upvc double glazed window to front aspect, wood burning stove with surround, electric heater, stairs rising to first floor, open through to:

Kitchen

14' 1" X 11' 5" (4.31m Max x 3.48m Max, 1.76m Min)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for oven, extractor hood over, space for fridge freezer, space for washing machine, space for dishwasher, Upvc double glazed (non-opening) window to rear aspect, stable style door to rear, downlighters.

Downstairs Bathroom

White suite of bath with separate shower over, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Upvc double glazed window to rear aspect.

First Floor Landing

Access to loft space, Upvc double glazed window to rear aspect.

Bedroom One

11' 7" X 11' 4" (3.54m Max x 3.47m Max, 3.16m Min)

Upvc double glazed front aspect, electric heater, built in storage with water tank above.

Bedroom Two

13' 8" X 6' 2" (4.17m Max X 1.88m Max)

Upvc double glazed window to rear aspect, electric heater.

Front Aspect

Low maintenance to front.

Rear Courtyard

Please note right of way to rear.

Paved area with outside light.

Please Note

All mains service connected with the exception of gas.

Council Tax Band: B

EPC Rating: E

Flood Risk: Surface Water - High risk of flooding.

River Water - Very Low risk of flooding.

Broadband: Standard and Ultrafast available.

Mobile: EE, O2, Three and Vodafone Voice and Data Likely indoor
EE and Three Voice and Data Likely outdoors.

O2 Voice and Data Likely both indoors

Vodafone Likely Voice and Data limited indoors.

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

Mortgage Advice

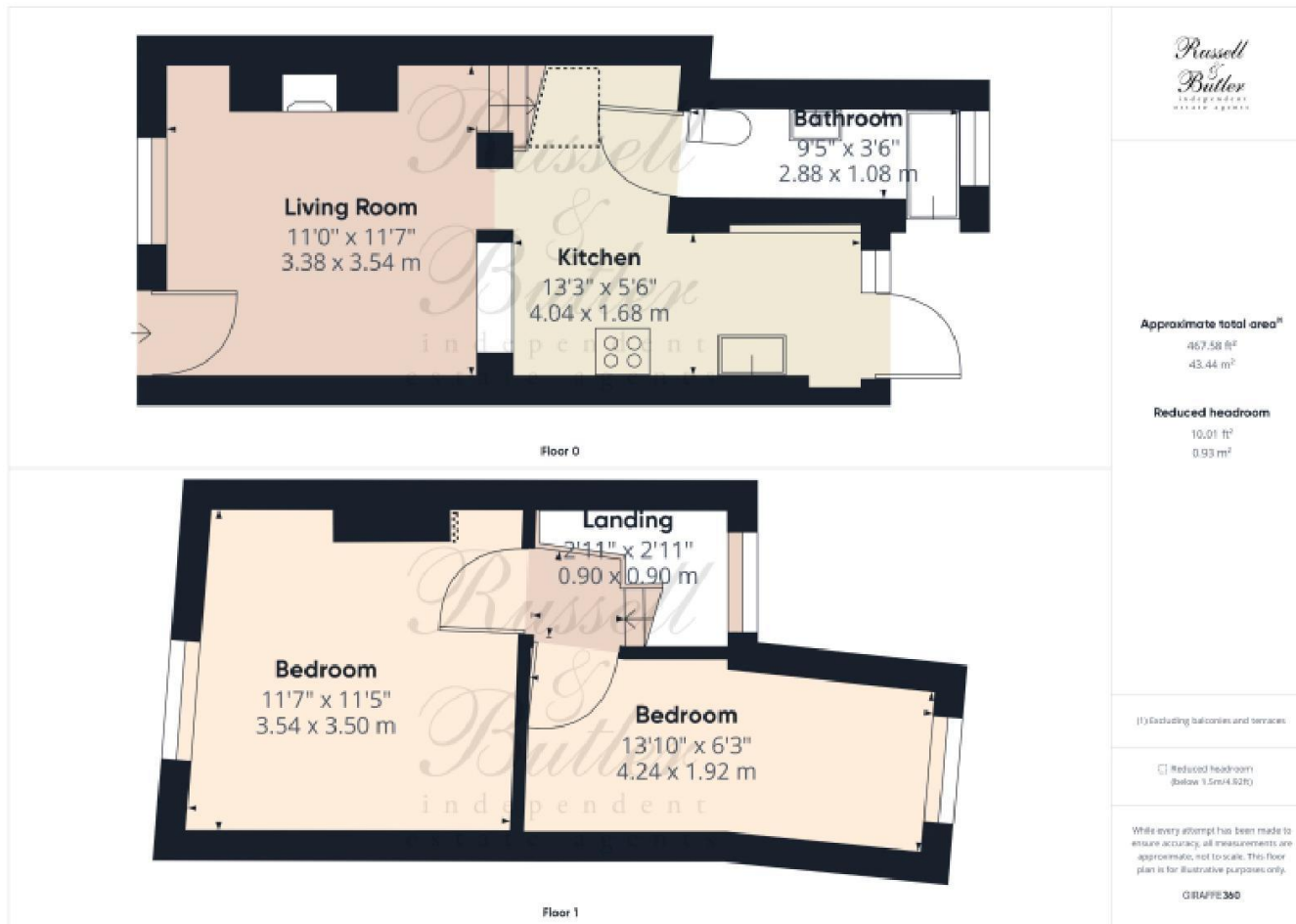
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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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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