

Russell & Butler

independent estate agents

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Manor Road, Brackley, NN13 6AJ.

Fixed Price £425,000. Freehold.

Situated within a few minutes walk of Brackley's town centre, this charming three bedroom detached stone built cottage is offered with gas to radiator central heating with character features including exposed beams and an open fire. There is a useful cellar, a separate dining room, and lovely wrap around gardens with a southerly aspect. The accommodation comprises: Entrance hall, sitting room, cellar, dining room, kitchen/breakfast room, rear hall, utility/cloakroom, three bedrooms, bathroom and gardens. NB. Previous owners had gained planning permission to convert the two good sized outbuildings into an extra reception room. Although this has lapsed it is considered feasible to reapply. NB. The fixed price is non negotiable. Energy rating D.



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Entrance

Solid wood entrance door to:

Entrance Hall

Double radiator, exposed beams, stairs to first floor.

Sitting Room *13' 10" X 10' 5" (4.24m X 3.19m)*

Brick built fireplace with wood burner, double radiator, exposed beams, sealed unit double glazed window to front aspect, door to cellar.

Cellar *10' 4" X 7' 7" (3.15m X 2.33m)*

Dining Room

Cast iron fireplace, double radiator, exposed wood floor, sealed unit double glazed window to front aspect with window seat. Exposed beams.

Kitchen/Breakfast Room *16' 1" X 9' 10" (4.92m X 3.01m)*

Fitted to comprise Belfast sink with monobloc mixer taps and cupboard under. Full range of base and eye level units, solid wood work surfaces, ceramic tiled to splash areas, centre island with breakfast bar. Six burner gas range cooker with concealed extractor hood over. Slate tiled floor, sealed unit double glazed window to rear aspect, sealed unit French doors to rear garden.

Rear Lobby

Radiator, slate tiled floor, door to rear. Sliding door to:

Utility/W.C. *7' 8" X 4' 2" (2.34m X 1.28m)*

White suite of pedestal wash hand basin, low flush WC, cupboard housing space and plumbing for automatic washing machine and space for tumble dryer. Solid wood work surface over, eye level units sealed unit double glazed window to side aspect.

First Floor Landing

Large walk-in airing cupboard with light, housing "Ideal" gas powered boiler, servicing central heating and domestic hot water.

Bedroom One *11' 8" X 10' 5" (3.58m X 3.19m)*

Double radiator, range of built in wardrobes, over stairs wardrobe, sealed unit double glazed window to front aspect.

Bedroom Two *10' 4" X 8' 3" (3.16m X 2.54m)*

Double radiator, over stairs wardrobe, access to loft space, sealed unit double glazed window to front aspect.

Bedroom Three *10' 1" X 7' 9" (3.09m X 2.37m)*

To chimney breast. Double radiator, built in cupboards, sealed unit double glazed window to rear aspect, access to loft space.

Family Bathroom *7' 8" X 5' 8" (2.34m X 1.74m)*

White suite of panelled bath with shower over, wash hand basin with cupboard under, low flush WC, ceramic tiles to splash areas, ladder towel radiator, shaver point, sealed unit double glazed window to rear aspect.

Outside

Front Garden

Accessed via wrought iron gate, path to entrance. Front garden laid to lawn with flower and shrub borders, enclosed by stone walls. Shingle path lead to side garden laid to lawn with flower and shrub borders, vegetable plots, paved patio, outside tap, outside lighting. Timber shed/playhouse fully enclosed by fence and stone wall. Gate to rear.

Rear Garden

Further rear courtyard garden laid to shingle. Two brick storage sheds, path to rear entrance, enclosed by picket fencing.

Please Note

All mains services connected.

EPC Rating: TBA

Council Tax Band: D

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.

N.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.





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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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