

*Russell & Butler*

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# West Street, Steeple Claydon, MK18 2NT

## Asking Price £315,000.00 Freehold

A very well presented two bedroom Victorian cottage situated in a village location within short walking distance of the village amenities. The property benefits from a kitchen/dining room at the rear, a good size rear garden with an outside office offering a variety of further uses and gas to radiator central heating. The accommodation fully comprises: Entrance lobby with space for coats and shoes, entrance hallway, sitting room with sash window and wood burning stove, kitchen/dining room with access to the rear garden, first floor landing, two bedrooms and bathroom. Enclosed garden to the front and rear garden in excess of 150ft with well stocked and established beds and borders, outbuildings and a SPACIOUS GARDEN OFFICE/STUDIO WITH POWER & LIGHT, offering a variety of further uses such as a gym, hobby room or workshop. Energy Rating D. NO ONWARD CHAIN.



### **Entrance**

Door to:

### **Entrance Porch**

Double glazed window to side aspect, space for coats and shoes, door to:

### **Entrance Hall**

Stairs rising to first floor.

### **Sitting Room**

*12' 0" X 11' 8" (3.68m Max x 3.56m Max to rear of fireplace)*

Wood burner with surround, radiator, double glazed window to front aspect, storage cupboard.

### **Kitchen/Diner**

*14' 9" X 9' 0" (4.51m X 2.75m)*

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for range cooker, built in fridge, space for washing machine, cupboard housing 'Worcester' boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to rear aspect, door to rear.

### **First Floor Landing**

### **Bedroom One**

*11' 10" X 8' 10" (3.63m Max to rear of fireplace x 2.7m Max)*

Double glazed sash window to front aspect, feature fireplace, radiator, walk in wardrobe with hanging rail as fitted.

### **Bedroom Two**

*12' 2" X 7' 6" (3.12m Max x 2.31m Max to rear of fireplace)*

Upvc double glazed window to rear aspect, radiator, feature fireplace.

### **Family Bathroom**

White suite of bath with mixer tap and shower over, pedestal wash hand basin, low level wc, tiling to splash areas, Upvc double glazed window to rear aspect, radiator, access to loft space, built in storage cupboard.

### **Front Garden**

Laid mainly to lawn with path leading to property entrance, outside light.

### **Rear Garden**

A pretty rear garden with a range of outside storage, outside tap, paved patio area, a range of flower and shrub beds, gravel seating area.

### **Outside Office**

*15' 0" X 11' 8" (4.59m X 3.58m)*

Power connected, Upvc double glazed window to rear and front aspect.

### **Please Note**

All main services are connected.

Council tax Band: B EPC Rating D

Standard, Superfast and Ultrafast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

02& Vodaphone Voice limited Indoor

EE & Three limited Voice and Data Indoors

Low risk of surface water flooding

Very low risk of flooding from rivers and the sea

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





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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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