

Russell & Butler

independent estate agents

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Chaloners Hill, Steeple Claydon, MK18 2PD

Asking Price £259,995.00 Freehold

A charming two bedroom mid terrace character cottage located in the village of Steeple Claydon, the property benefits from a large south west facing garden, open fireplace, gas to radiator central heating (the boiler was installed February 2024) and UPVC double glazing. The accommodation over two floors comprises: Lounge/diner, fitted kitchen with stable door leading out onto the patio and rear garden, two first floor bedrooms, bathroom with white suite. Outside there is shared rear access leading to the large rear garden which is laid mainly to lawn with patio and two storage sheds. EPC rating awaited.



Entrance

Part glazed door to sitting room.

Sitting Room

13' 6" X 13' 1" (4.12m X 3.99m Max)

Stairs rising to first floor, feature brick fireplace with hearth, inset downlighters, radiator, Upvc double glazed window to front aspect, large under stair storage cupboard.

Kitchen

12' 7" X 5' 9" (3.84m X 1.77m)

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, wooden work tops over, complementary tiling to walls, built in electric oven and hob, filter hood over, wooden flooring, stable door to patio and rear garden, Upvc double glazed window to rear aspect, wall mounted glow worm gas fired combi boiler (installed Feb 2024), radiator, open shelving, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge freezer.

First Floor Landing

Over stair storage cupboard.

Bedroom One

8' 10" X 7' 8" (2.71m X 2.35m)

Upvc double glazed window to front aspect, radiator, access to loft space with ladder and light, part boarded, inset downlighters.

Bedroom Two

7' 11" X 7' 8" (2.43m X 2.34m)

Upvc double glazed window to front aspect, radiator, inset spotlights.

Family Bathroom

7' 10" X 5' 6" (2.41m X 1.69m)

White suite of panel bath, shower mixer taps, glazed screen, low level wc, wash hand basin with storage to side, chrome towel rail, Upvc double glazed window to rear aspect, ceramic tiling, half height Tonge and grove panelling, inset downlights.

Rear Garden

South west facing rear garden, laid mainly to lawn with patio area, outside tap, outside light, two storage sheds, gated side access to covered shared passage way to allow access to the front to the garden.

Please Note

All mains services connected.

Council Tax Band: B

EPC Rating: TBC

Standard and Superfast broadband available.

No allocated parking - On street parking only

Mobile Voice and Data - Indoor EE and Three limited.

Outside EE, O2, Three and Vodafone Likely .

Low risk of flooding.

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

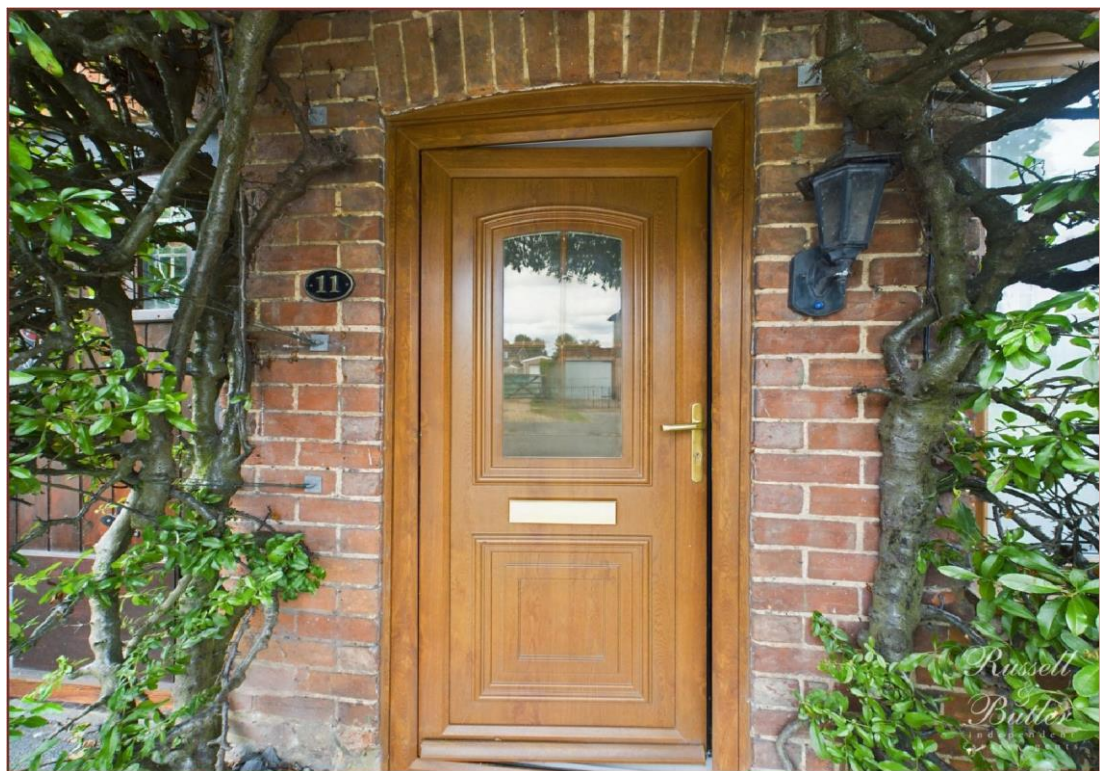
Mortgage Advice

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.



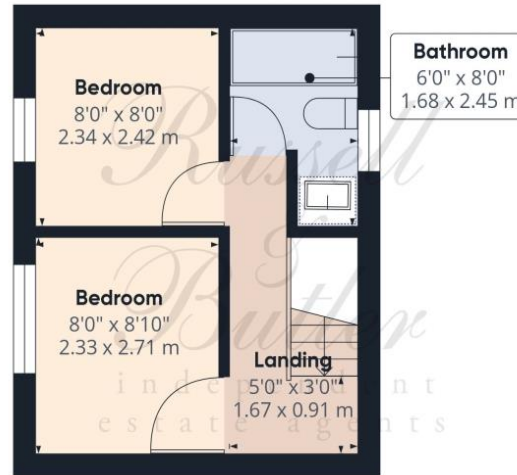


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Floor 0



Floor 1

Approximate total area⁽¹⁾

449.72 ft²
41.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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