



FINE & COUNTRY
FOR SALE
01234 975999

38b East Street

Olney MK46 4DW

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A substantial town house in a central location which offers either residential or commercial opportunities. The property can provide parking for several vehicles to the front. Having been used commercially as a bed and breakfast facility there is obvious potential as a healthcare unit, dentistry, physio or suchlike, as well as being capable of providing of a fine spacious family home with private garden to the rear. The property has been sympathetically extended and much improved by the owners. 5 of the bath/shower rooms are en suite.

The ground floor accommodation comprises: Lounge (offers bedroom potential), Sitting room, Kitchen/breakfast room, Utility room, Additional kitchen, Ground floor bedroom, 2 shower rooms, 2 cloakrooms and a bathroom. On the first floor there are 5 further bedrooms, 4 shower rooms and a bathroom. An external annex is located within the private garden and offers 3 further rooms and a shower room.

Ground Floor

The ground floor accommodation comprises: entrance porch and hallway, a large open plan kitchen breakfast room and family area, laundry room and Utility cloak cupboards and w.c. The former reception room is currently being used as an additional bedroom which has an en suite shower room, which can easily be converted back to be part of the main house rather than part of the self contained annex.

First Floor

The first floor in the main house offers five bedrooms four of which are doubles and with en suite shower rooms. The Master bedroom suite is an excellent size and has a balcony to the rear overlooking the gardens. It has a dressing area and en suite shower room. There is also a family bathroom across the landing from the single bedroom.

Annex

The external Annex is self contained, and currently offers two bedrooms, Master with En Suite (which could be put back and used as a sitting room to the main house), bathroom, kitchen and Lounge area. It also has it's own private garden.

Outside

Outside - To the front there is a block paved driveway offering off road car parking for up to six cars. The rear gardens are enclosed and have been landscaped to offer low maintenance. There is a large patio and outside dining area nearest the house, with artificial grass ideal for a children's play area. In addition there is a converted Summer house currently used as storage, which subject to planning could be converted and used as ancillary accommodation.





About Olney

The town of Olney has a range of shops, pubs and restaurants, a weekly market and a monthly farmers' market. There are clubs for football, rugby, tennis, cricket and bowls and it is less than a mile from Emberton Country Park. The property is in the catchment for Olney Infant Academy, Olney Middle school, and Ousedale secondary school, with further schooling available at the Harpur Trust schools in Bedford.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

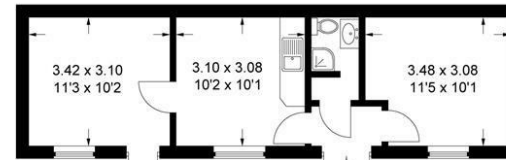




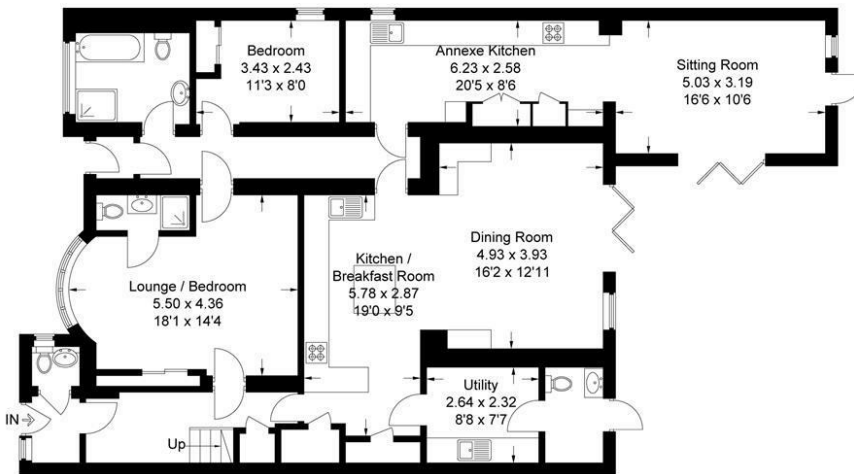




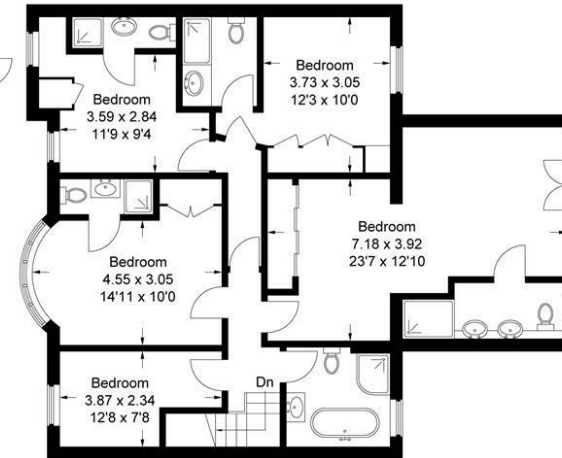
Approximate Gross Internal Area
 Ground Floor = 154.0 sq m / 1,657 sq ft
 First Floor = 107.0 sq m / 1,151 sq ft
 Outbuilding = 37.0 sq m / 398 sq ft
 Total = 298.0 sq m / 3,207 sq ft



Outbuilding
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(49-60) C			(49-60) C		
(35-48) D			(35-48) D		
(29-34) E			(29-34) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	65	England & Wales	EU Directive 2002/91/EC	78
		81			61

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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