



**Connells**

Queen Catherine Road  
Steeple Claydon Buckingham



# Queen Catherine Road Steeple Claydon Buckingham MK18 2PZ

for sale  
**£375,000**



## Property Description

The property is within walking distance of the centre of this thriving village. Local facilities include: CO-OP mini supermarket, Post Office, public houses, fish & chip shop, primary school and regular bus routes to the nearby historical market towns of Buckingham, Bicester and the County Town of Aylesbury.

This delightful character cottage is well laid out, bright and airy and is in excellent condition you will find the property with all modern comforts. Entering into the spacious lounge which features a multi fuel stove as its focal point and leads to all ground floor rooms. A dual aspect kitchen, second reception room with patio doors opening to the mature sunny rear garden and modern cloakroom.

Upstairs you will find the three bedrooms along with the bathroom with is white fitted suite with a double shower and loft access.

Outside offers a private mature rear garden with a lawn, patio area with a pergola overhead. To the front of the property is off road parking for one vehicle.

## Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.



### Sitting Room

15' 9" x 16' 2" ( 4.80m x 4.93m )

### Kitchen

19' 8" x 6' 8" ( 5.99m x 2.03m )

### Playroom/Reception Room 2

9' 9" x 12' 8" ( 2.97m x 3.86m )

### Wc

### Bedroom 1

7' 6" max x 12' 8" max ( 2.29m max x 3.86m max )

L shaped room

### Bedroom 2

8' x 10' 9" ( 2.44m x 3.28m )

### Bedroom 3

9' 3" x 7' 1" ( 2.82m x 2.16m )

### Bathroom







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

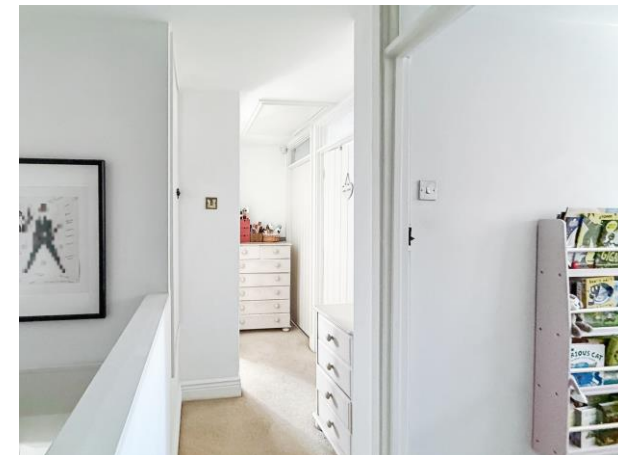
To view this property please contact Connells on

**T 01280 822 727**  
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2 West Street  
 BUCKINGHAM MK18 1HL

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/BUK306584](http://connells.co.uk/Property/BUK306584)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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