



40 Sandholme

Steeple Claydon | Buckingham | Buckinghamshire |
MK18 2QE



Williams
PROPERTIES

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Williams Properties are delighted to present this three bedroom end-terrace home in the village of Steeple Claydon, Buckinghamshire. The property is in need of some modernisation and consists of a lounge/diner, kitchen, downstairs WC, three bedrooms and a bathroom. Outside, there is a rear garden and driveway parking for two vehicles.

£339,950

- Three Bedrooms
- End-Terrace
- Village Location
- Walking Distance to Shops
- Lounge / Diner
- Driveway Parking
- Quiet Road
- Viewing Highly Recommended

Steeple Claydon

Steeple Claydon is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. The village is about 5 miles south of Buckingham, 5 miles west of Winslow and 7 miles northwest of Waddesdon. Steeple Claydon is now one of the largest villages in the Aylesbury Vale. It has two public houses, a Co-op supermarket, a newsagent, a bakery, a post office, a hairdresser, a fish & chips shop, a Chinese Takeaway, a dentist, a doctor's surgery and two garages. There are excellent transport links.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the lounge/diner, kitchen, downstairs WC, understairs storage and a storage area.

Lounge/Diner

Lounge/diner consists of carpet laid to the floor and windows to the front and rear aspects. There is space for a three piece suite, dining set and a range of other furniture.



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The property is located on a quiet residential road in the heart of Steeple Claydon, which in itself offers residents a range of facilities including a Co-Op grocery store, fish and chip shop and various public houses. Local schools include Steeple Claydon School for infants and juniors, and Buckingham School (secondary comprehensive) and Royal Latin School (secondary Grammar).



Kitchen

Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset oven, hob and overhead extractor fan. Porcelain sink, draining board and mixer tap. There is space and plumbing for a washing machine and space for a fridge/freezer. Window to the rear aspect and a door leading out into the rear garden.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas and a window to the front aspect. There is a hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all three bedrooms and bathroom.

Bedroom One

Bedroom one consists of carpet laid to the floor, window to the rear aspect and a storage cupboard. There is space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to the floor, window to the rear aspect, airing cupboard and a storage cupboard. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of a window to the front aspect. There is space for a single bed and other bedroom furniture.

Bathroom

Bathroom suite consists of tiles laid to the floor and to splash sensitive areas. There is a panelled bathtub, hand wash basin and low level WC. Window to the front aspect.

Rear Garden

Enclosed rear garden with patio leading out from the kitchen, with grass laid to the remainder. There is a wooden shed and a wooden gate for side access.

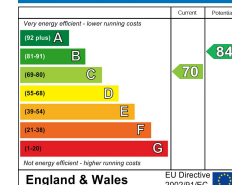
Parking

There is a driveway directly to the front of the property, with parking for two vehicles.

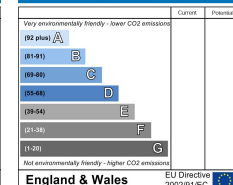
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

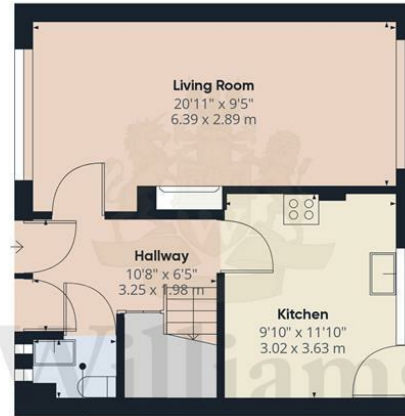
Energy Efficiency Rating



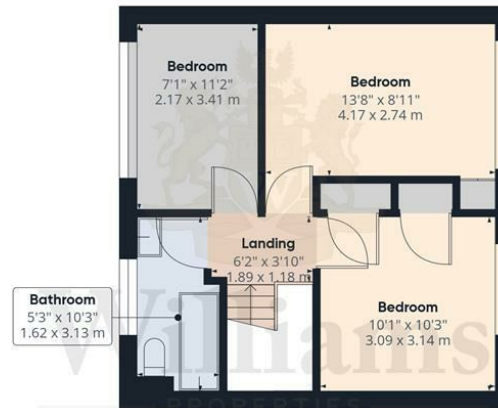
Environmental Impact (CO₂) Rating



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Floor 0



Floor 1



Approximate total area⁽¹⁾
861.29 ft²
80.02 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.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.