



18 Tudors Close

Calvert | Buckingham | Buckinghamshire | MK18 2FE



Williams  
PROPERTIES



# 18 Tudors Close

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Williams Properties are pleased to present this lovely three bedroom semi detached house in the desirable village location of Calvert. The property is set over three floors, benefiting from a downstairs cloakroom, living room, open plan dining room and kitchen, two bedrooms and the family bathroom to the second floor and the master bedroom and en suite to the third floor. Outside offers a low maintenance enclosed rear garden, a single garage and off road parking. Viewing is highly recommended on this property.

## Guide price £365,000

- Three Bedroom House
- Garage & Driveway
- Road Links To A41/M40/M1
- En Suite To Master Bedroom
- Potential To Extend Into Garage (STPP)
- Semi Detached
- Village Location
- Set Over Three Floors
- Low Maintenance Garden
- Viewings Highly Recommended

### Calvert

Calvert is a modern development located between the A41 Bicester Road and the A413 Buckingham Road making this an ideal location to pick up road connections to Oxford, M40 or Milton Keynes and the M1. Calvert is a fairly large development of predominantly executive detached homes and has a centre which includes a recreational park and community centre. Also close by is Great Moor Sailing Club and many country walks. The nearby market town of Buckingham offers schooling and a full range of sports, restaurants and shopping facilities.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance

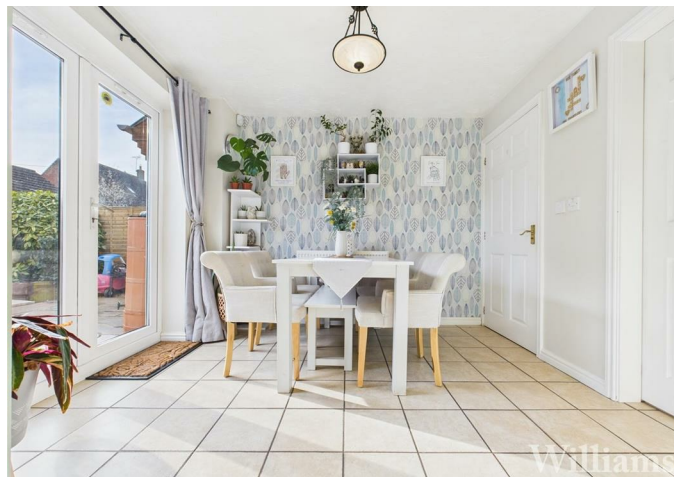
Enter through the front door into the entrance consisting of a door to the lounge, carpeted stairs rising to the first floor and a fitted light to the ceiling.

### Living Room

This living room consists of a bay window to the front aspect, wood effect flooring, a wall mounted radiator and a fitted light fitting to the ceiling. There is a door leading to the dining room and space for a sofa set and other lounge furniture.

### Dining Room

This dining room is comprised of tiled flooring, a pendant light to ceiling, a wall mounted radiator and double French doors leading out to the enclosed rear garden. Space for dining table and chairs, a door to the downstairs cloakroom and open plan access to kitchen.





Calvert is a newly developed residential neighbourhood. The main village itself offers residents a recreational park and community centre, with a sailing club nearby. A more extensive range of amenities and facilities is located in Bicester which is approximately 7 miles away. Local secondary schools are found at Buckingham.



**Kitchen**

This kitchen is comprised of a range of wall and base mounted units with work surfaces, an inset sink bowl unit with a mixer tap and window over to the rear aspect, an inset gas hob, oven and extractor. Space and plumbing for a fridge or freezer and dishwasher.

**Cloakroom**

This downstairs cloakroom features tiled flooring, a fitted light to the ceiling, a wall mounted radiator, a hand wash basin with a mixer tap inset into a vanity unit and a low level WC.

**First Floor Landing**

This first floor landing features doors to two bedrooms and the family bathroom. A further door to the stairs rising to the second floor and a frosted window to the side aspect.

**Bedroom**

This first floor bedroom consists of two large windows to the rear aspect, carpet laid to floor, two wall mounted radiators, a pendant light fitting to ceiling and an insert wardrobe. Space for a double bed and other bedroom furniture.

**Bathroom**

This bathroom is comprised of laminate flooring, fitted light to the ceiling, a wall mounted radiator, a low level WC, hand wash basin with a mixer tap, bathtub with a mixer tap and overhead shower and tiling to splash sensitive areas.

**Bedroom**

This bedroom, set on the first floor consists of a window to the front aspect, carpet laid to floor, a pendant to ceiling, a wall mounted radiator and space for a bed and other bedroom furniture.

**Bedroom**

This master bedroom is set on the second floor consists of carpeted flooring, spotlights to the ceiling, a window to the front aspect, a wall mounted radiator, a door to the en suite and inset double wardrobes. Space for a double bed and other bedroom furniture.

**En Suite**

This en suite consists of a low level WC, hand wash basin with a mixer tap, inset into as vanity unit and enclosed shower cubicle. Wood effect flooring, a heated towel rail, spotlights to the ceiling and a sky light window.

**Garage & Driveway**

This property features driveway parking in front of the single garage

**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 (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

