



50 Vicarage Close

Steeple Claydon | Buckingham | Buckinghamshire |
MK18 2PU



Williams
PROPERTIES

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Williams Properties are delighted to present this fantastic three bedroom mid-terrace home in Steeple Claydon, Buckinghamshire. The property itself consists of a living room, kitchen, dining room, three bedrooms and bathroom. Outside, there is an enclosed front and rear garden, with a driveway for one vehicle to the rear. Viewing comes highly recommended on this fantastic house, ideal for a first time buyer.

Guide price £279,950

- Three Bedrooms
- Close to Shops
- Viewing Highly Recommended
- Driveway to the Rear
- Village Location

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 B

Local Authority

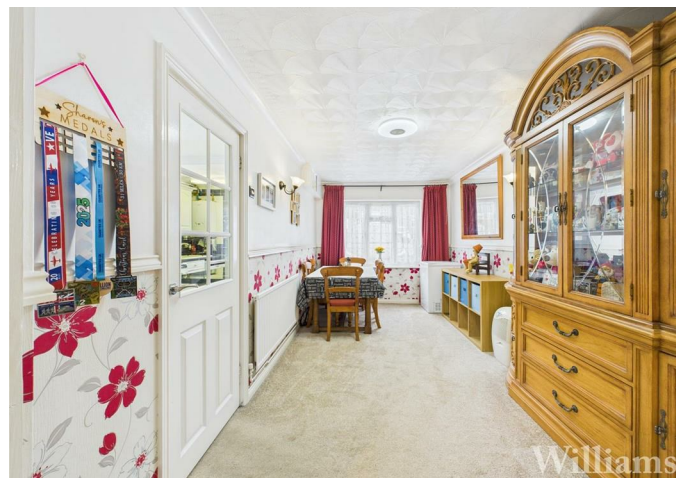
Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There is a door leading to the living room and stairs rise up to the first floor landing.



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).



Living Room

Spacious living room consists of carpet laid to the floor, window to the front aspect, under stairs storage and a door leading to the dining room. There is ample space for a three piece suite and other living room furniture.

Dining Room

The dining room consists of carpet laid to the floor, sliding door leading to the garden. Door leading to the kitchen. There is ample space for dining furniture.

Kitchen

Kitchen consists of tiled flooring and a range of base and wall mounted units, with roll top worktops. Integrated oven and gas hob. Inset sink, draining board and mixer tap. There is space and plumbing for a washing machine, tumble dryer and space for a fridge/freezer. There is a door leading to the rear of the house and driveway.

Bedroom

Bedroom consists of carpet laid to the floor and a window to the front aspect. There is space for a double bed and other bedroom furniture.

Bedroom

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

Bedroom

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

Bathroom

This bathroom is comprised of laminate flooring, a frosted window, low level w/c and a hand wash basin with a mixer tap, a panelled bathtub with mixer tap and an overhead shower with a glass screen

Garden

Enclosed front garden with patio leading from the front door, with grass laid to the remainder. There is a wooden gate for front access.

Parking

There is a driveway for one vehicle to the rear of the property.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-06) D			
(07-04) E			
(01-03) F			
(11-01) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area^m

827 ft²

76.9 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.