

*Russell & Butler*

independent estate agents

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## The Rise, Gawcott, MK18 4HW Asking Price £299,995 Freehold

For sale with no upper chain and situated in a popular village location, this spacious three bedroom semi detached property benefiting from two reception rooms, a single garage, plenty of built in storage throughout and gas to radiator central heating. The Accommodation fully comprises: Entrance hall, downstairs WC, a good sized kitchen with various built in white goods, open through to the dining room, inner hall, dual aspect sitting room, first floor landing with built in storage, three good sized bedrooms and to the outside low maintenance block paving to the front and side, gated access leading to garage and the rear garden which is paved. EPC rating TBC.



## Entrance

Door to:

## Hall

Window to side aspect, radiator.

## Dining Room

*11' 8" X 8' 9" (3.56m X 2.67m)*

Two windows to side aspect, radiator, open through to;

## Kitchen

*12' 7" X 9' 4" (3.86m X 2.85m)*

A range of base and eyelevel units, sink unit with mixer tap, work tops over, tiling to splash areas, built in oven and grill, built in hob, space and plumbing for washing machine, built in fridge, built in freezer, built in dishwasher, built in storage cupboard, open through to:

## Inner Hall

Door to rear, stairs rising to first floor.

## Sitting Room

*19' 11" X 10' 3" (6.08m X 3.14m)*

Sliding door to rear aspect, French doors to front aspect, two radiators.

## Inner Hall

Door to front, radiator, built in storage cupboard.

## Cloakroom

Low level wc, wash hand basin with cupboard under, tiling to splash areas, radiator, Upvc double glazed window to front aspect.

## First Floor Landing

Access to loft space, built in cupboard, built in cupboard housing "Worcester" boiler and shelving as fitted with radiator.

## Bedroom One

*12' 7" X 10' 3" (3.85m Max to rear of wardrobe, 3.30m to front of wardrobe x 3.13m Max)*

Upvc double glazed window to rear aspect, radiator, built in wardrobes and storage.

## Bedroom Two

*9' 4" X 15' 10" (2.86m Max, 1.85m Min x 4.83m Max)*

Upvc double glazed window to rear aspect, radiator, built in wardrobes and storage.

## Bedroom Three

*8' 3" X 6' 11" (2.52m X 2.11m)*

Upvc double glazed window to front aspect, radiator.

## Family Bathroom

White suite of bath with mixer tap, shower over, shower screen as fitted, low level wc, wash hand basin with mixer tap, drawers under, full height tiling, radiator, Upvc double glazed window to front aspect.

## Front and Side Aspect

Block paving to front, block paving to side, outside light, steps leading up to front door, access to garage and side access to:

## Rear Garden

Low maintenance to rear, outside light.

## Garage

*20' 0" X 8' 7" (6.12m X 2.64m)*

Up and over door, power and light connected, window to rear aspect, pedestrian door to side.

## Please Note

All mains services connected.

Council Tax Band: C (Subject to potential change as the property has been extended).

EPC Rating: TBC

Standard, Superfast and broadband available.

Mobile Voice and Data - Indoor O2 Likely and Vodafone limited Outside EE, O2, Vodafone and Three Likely

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on.

## Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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**Approximate total area<sup>(1)</sup>**

1228.33 ft<sup>2</sup>  
114.12 m<sup>2</sup>

(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.

**GIRAFFE360**

All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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