

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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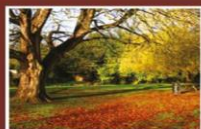


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& Butler*
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e s t a t e a g e n t s

All Saints Close, Nash, MK17 0FG

Asking Price £350,000.00

A fabulous two bedroom semi detached house situated at the end of a small cul de sac in this sought after village. The property is offered in excellent order throughout has a large Kitchen/Dining Room with integrated appliances, double glazing, cloakroom, private West facing rear garden and driveway for two cars. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing, two good sized bedrooms, bathroom, drive for two and gardens to front and rear. Council Tax band D. Energy rating C.



Entrance

Door to:

Entrance Hall

Radiator, under stairs storage cupboard, stairs rising to first floor.

Cloakroom

White suite of wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, radiator, extractor fan.

Sitting Room

14' 11" X 9' 8" (4.55m X 2.96m)

Radiator, double glazed window to front aspect.

Kitchen/Dining Room

15' 11" X 13' 3" (4.86m X 4.05m)

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap and cupboard under, further range of base and eyelevel units, granite work surfaces and splash backs, four ring induction hob with extractor canopy over, split level electric oven and grill, integrated fridge freezer, integrated washing machine, inset downlighting, storage cupboard housing 'Heatrae sadia' electric boiler, two double glazed windows to side aspect, double glazed French patio doors to rear garden.

First Floor Landing

Access to loft space, radiator, double glazed window to side aspect.

Bedroom One

10' 11" X 10' 2" (3.34m X 3.12m)

Radiator, double glazed window to front aspect.

Bedroom Two

16' 4" X 10' 4" (4.99m Max x 3.17m Max) L-Shaped

Radiator, two double glazed windows to rear aspect.

Family Bathroom

6' 0" X 5' 10" (1.83m X 1.78m)

White suite of panel bath with shower over, glazed splash screen, wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, double glazed window to front aspect.

Front Aspect

Laid mainly to lawn with path leading to property entrance, attractive stone built wall, flower and shrub beds, driveway to side of property.

Rear Garden

Laid in part to lawn and paved patio areas, flower and shrub beds, timber storage shed, outside light, outside tap, outside power.

Please Note

EPC Rating: C.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway parking to side of property.

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

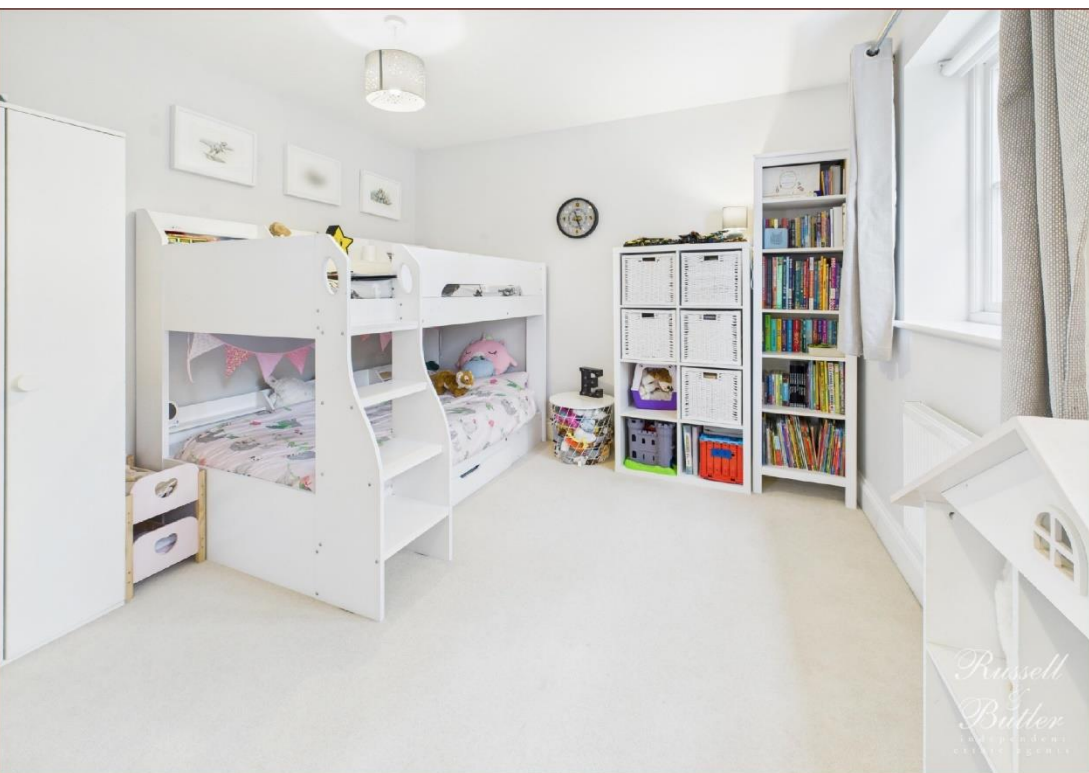
Mortgage Advice

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.





*Russell
& Butler*
independent
estate agents



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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