

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

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OPEN 7 DAYS A WEEK
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Bridge Street, Thornborough, MK18 2DN

Asking Price £315,000.00

An immaculately presented Grade II listed two bedroom character cottage situated in this highly sought after village. The property is finished to a high standard providing modern living whilst retaining character features including exposed timbers and a fireplace with log burner. The accommodation comprises: Entrance lobby, sitting room, dining room/study, kitchen, utility room with underfloor heating, ground floor shower room, two bedrooms, first floor W.C. and private rear garden which is south west facing. NO ONWARD CHAIN. FREEHOLD. EPC Rating TBC. Council Tax Band C.



Entrance

Solid wood entrance door to;

Entrance

Wood flooring.

Sitting Room

14' 5" X 12' 2" (4.41m X 3.72m)

Fireplace with log burner, stairs rising to first floor, electric radiator, wood flooring, bay window to front aspect.

Dining Room/Study

Electric radiator, window to front aspect, wood flooring.

Kitchen

9' 2" X 5' 9" (2.80m X 1.76m)

Fitted to comprise inset single drainer ceramic sink unit with monobloc mixer tap, cupboard under, further range of base and eye level units, straight edge work surfaces, four ring ceramic hob, electric oven under, extractor hood over, integrated fridge, dishwasher, wood flooring, window to rear aspect, stable door to rear garden, electric radiator.

Utility

5' 9" X 4' 10" (1.76m X 1.49m)

Inset sink unit with cupboard under, further eye level unit, work surfaces, space & plumbing for washing machine, space for under counter freezer, ceramic tiling floor, underfloor heating, window to side aspect.

Ground Floor Shower Room

White suite of double width fully tiled shower cubicle, low flush W.C, ceramic tiling to all walls, window to rear aspect, extractor fan.

First Floor Landing

Access to loft space, window to side aspect, airing cupboard housing hot water tank with shelving.

Bedroom One

11' 4" X 9' 9" (3.47m X 2.98m) Plus a further 2.01m x 1.75m.

Built in wardrobe, recessed storage space, electric radiator, exposed beams, window to front aspect overlooking a green.

Bedroom Two

11' 1" X 8' 7" (3.40m X 2.62m)

Electric radiator, window to front aspect overlooking a green.

First Floor WC

White suite of wash hand basin, low level W.C, recessed area with shelving, window to rear aspect.

Front Aspect

Gated covered shared side access to rear garden.

Rear Garden

Open rear porch from back door, rear garden is laid mainly to lawn with paved patio, flower border enclosed with sleepers, outside tap, outside light, fully enclosed and not overlooked, south west facing.

Please Note

Freehold

Council Tax Band C.

EPC Rating TBC.

All main services connected with the exception of gas.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains drainage.

Heating: Electric heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 1000 Mbps download and 1000 Mbps 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: Unallocated on Street parking.

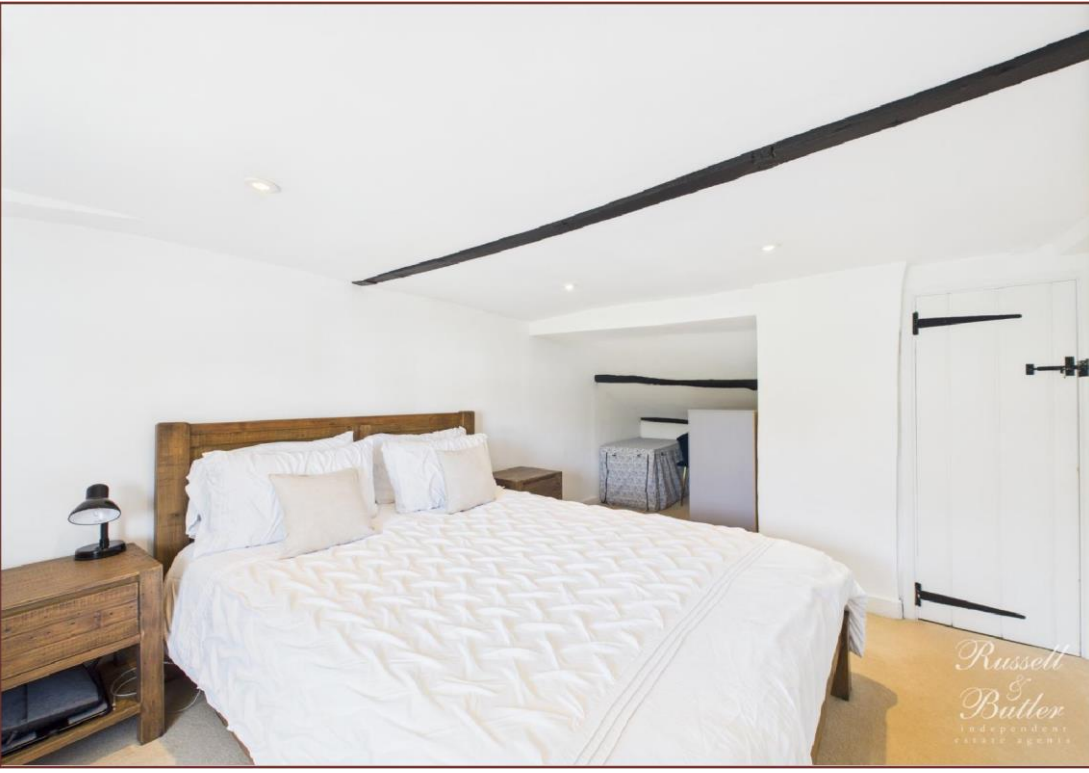
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

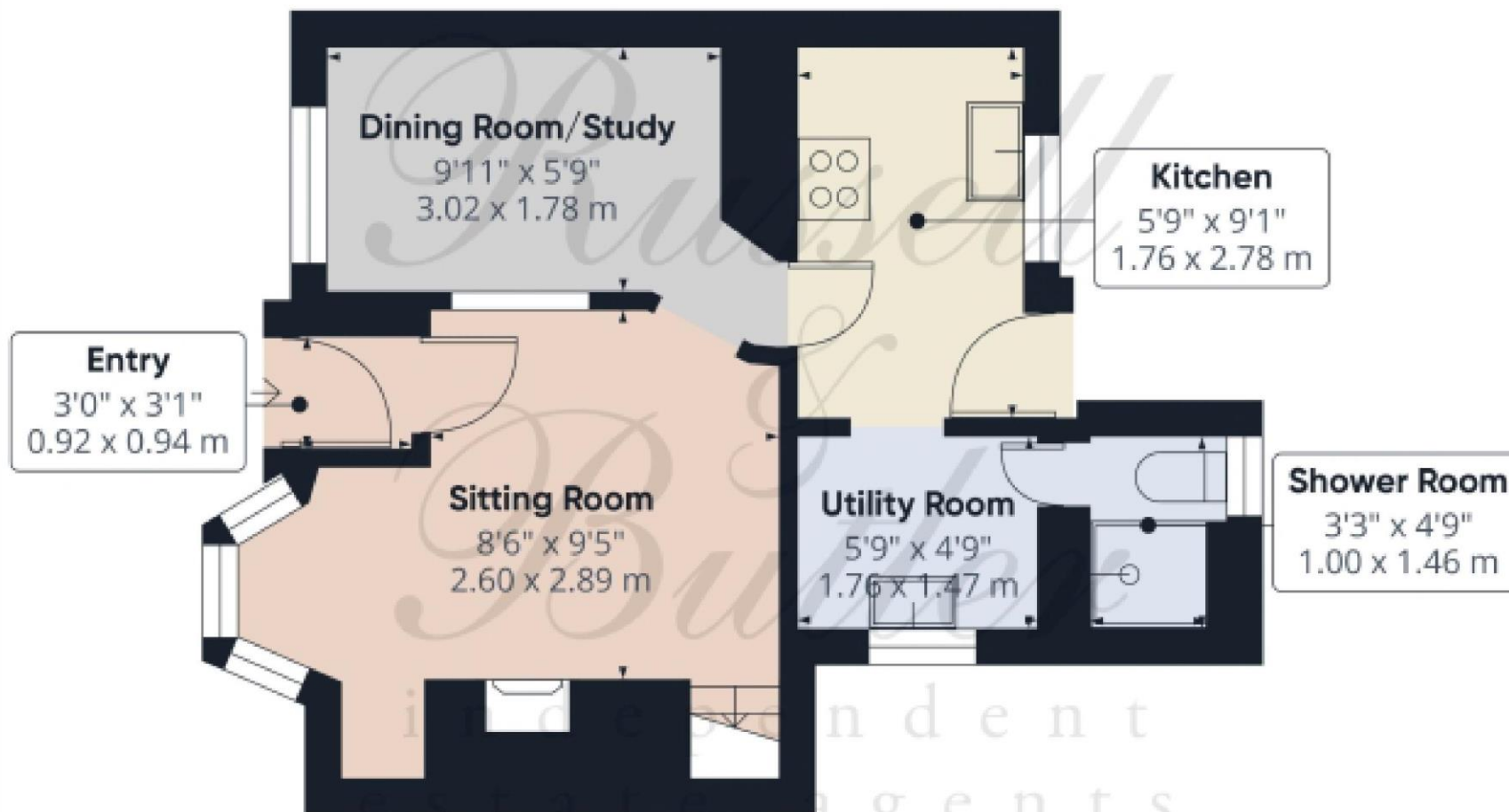
Mortgage Advice

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





Approximate total area⁽¹⁾

280 ft²

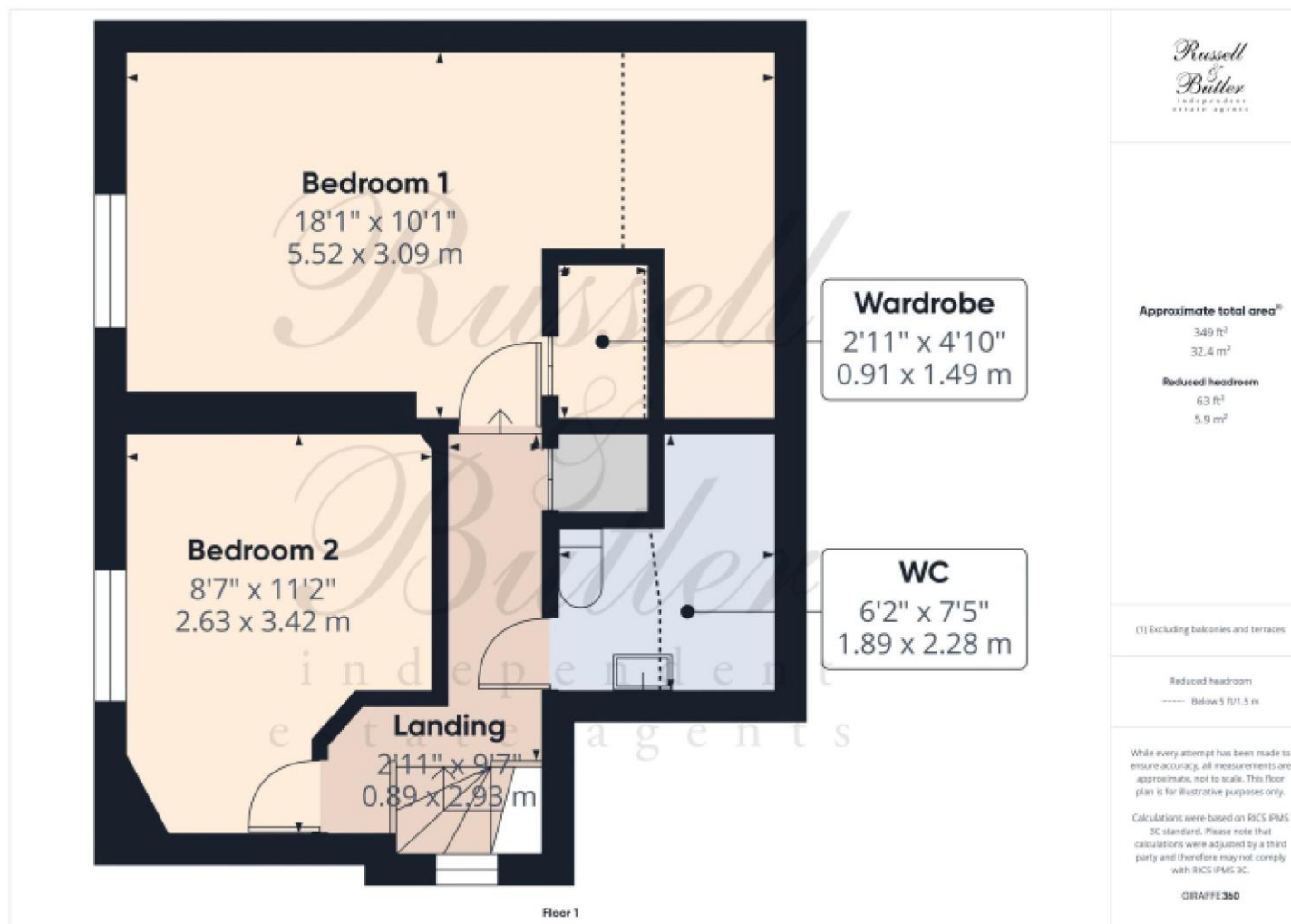
26 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GBR/AF/350



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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