

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

t: 01280 815999 e: sales@russellandbutler.com



Nash Road, Thornborough, MK18 2DP

Asking Price £325,000.00

Situated in a desirable village location, a good sized two bedroom property offering plenty of further potential and benefiting from a driveway and a large rear garden. The property offers scope for extension (subject to the necessary planning permissions) and fully comprises: Entrance hall, dual aspect sitting room, kitchen, downstairs bathroom, first floor landing and two double bedrooms. To the front there is a driveway and gated access leading to a large rear garden. EPC rating E.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, Upvc double glazed non-opening window to front aspect.

Sitting Room

14' 2" X 10' 11" (4.33m Max X 3.33m Max)

Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect, radiator, oil fired boiler.

Kitchen

10' 0" X 9' 7" (3.07m Max, 2.60m Min x 2.93m Max)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, work tops over, integrated oven and hob, extractor over, space for fridge freezer, radiator, Upvc double glazed window to side aspect, Upvc double glazed window to rear aspect.

Boot/Laundry Room

Space for washing machine, Upvc double glazed window to side aspect, door to rear.

Downstairs Shower Room

Fully tiled walk in shower with electric shower, low level wc, wash hand basin with mixer tap, cupboard under, radiator, full height tiling, Upvc double glazed window to side aspect.

Bedroom One

14' 2" X 11' 0" (4.33m Max x 3.37m Max plus door recess, 2.75m to front of cupboard)

Upvc double glazed window to rear aspect, Upvc double glazed window to front aspect, cupboard housing hot water tank with linen shelving as fitted, radiator.

Bedroom Two

11' 0" X 10' 2" (3.36m Max x 3.11m Max)

Upvc double glazed window to rear aspect, radiator, access to loft space.

Outside

Front Aspect

Driveway to front.

Rear Garden

A large rear garden with paved and gravel areas, a range of established trees, large pond and a range of flower bed including raised beds, large storage shed with range of further uses, greenhouse and further outside storage, gated side access, outside power, outside tap, outside light, oil tank.

Please Note

All mains services connected with the exception of gas.

Council Tax Band C.

EPC Rating: E

Flood Risk: Surface Water - Very low risk of flooding

River Water - Very low risk of flooding

Broadband: Standard, Superfast and Ultrafast available.

Mobile:

EE, 02, Three and Vodafone Voice and Data limited/none indoors.

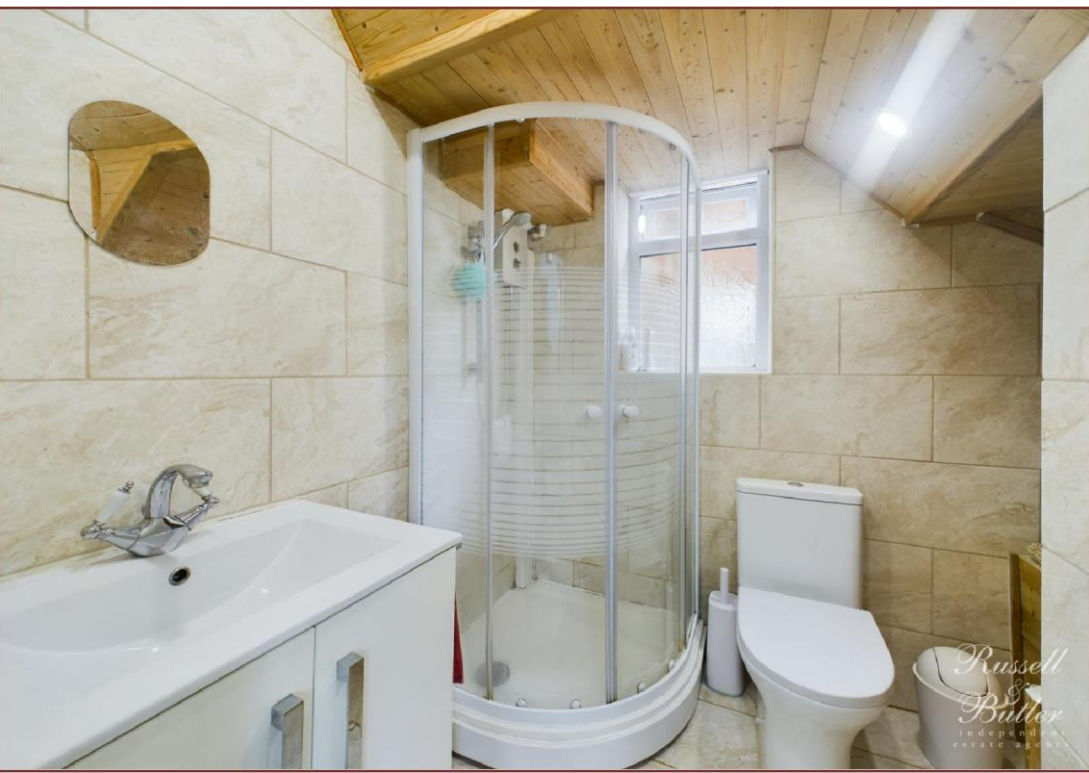
EE,02 and Vodafone Voice and Data Likely both outdoors.

Three Data Limited indoors, Voice Likely outdoors

Measurements on floor plan are approximately 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.





Overstall
Butter



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



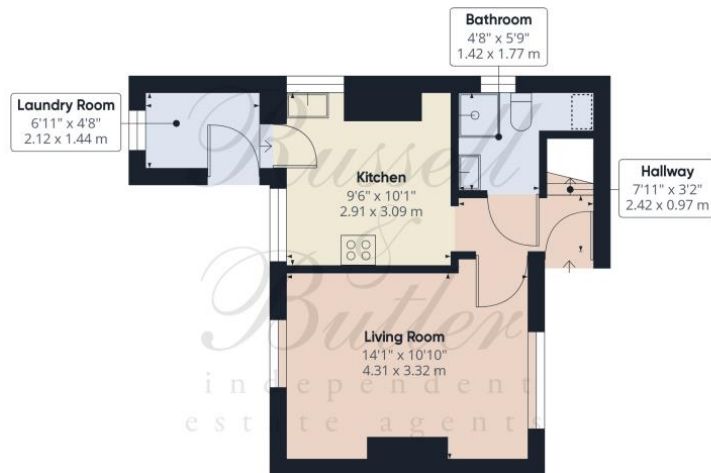
Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Floor 0



Floor 1

*Russell
& Butler*
INDEPENDENT
ESTATE AGENTS

Approximate total area^a

644.26 ft²
59.85 m²

Reduced headroom

2.99 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

Visit us online: www.russellandbutler.com

