

*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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**Werner Terrace, Calvert, MK18 2HQ**  
**Asking Price £275,000.00 Freehold**

A two double bedroom, Victorian terraced cottage offered for sale with No Onward Chain. The property benefits from a feature fireplace, wood burning stove and a south facing rear garden. Accommodation over two floors: Composite door to dining room with feature fireplace, sitting room with wood burning stove, modern fitted kitchen, inner lobby with double glazed door leading onto the rear garden, ground floor shower room. On the first floor two double bedrooms and modern fitted en-suite shower room with walk in double length shower. Part enclosed garden to the front and fully enclosed south facing garden to the rear, single garage with power & light connected. Council Tax Band B. EPC Rating G. No onward chain.



**Entrance**

Composite door to:

**Dining Room**

*12' 0" X 10' 5" (3.67m X 3.19m)*

Fireplace with wood surround (not currently in use but can be re-installed), Upvc double glazed window to front aspect, radiator, open through to:

**Sitting Room**

*11' 10" X 11' 0" (3.62m X 3.36m)*

Open fireplace with wood burning stove, radiator, large under stair storage cupboard, Upvc double glazed window to rear aspect.

**Kitchen/Breakfast Room**

*9' 1" X 6' 10" (2.78m X 2.10m)*

Modern fitted kitchen to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap and cupboard under, further range of base, drawer and eyelevel units, rolled edge work tops, ceramic tiling to splash areas, integrated single electric oven, microwave, four zone electric hob, extractor fan over, space and plumbing for slimline dishwasher, Upvc double glazed window to rear aspect.

**Rear Hall**

Access to loft space, space and plumbing for washing machine, Upvc double glazed door to rear.

**Bedroom One**

*11' 11" X 11' 0" (3.65m X 3.36m)*

Fitted wardrobes and dressing table, radiator, Upvc double glazed window to rear aspect.

**En-Suite**

*9' 1" X 6' 10" (2.77m X 2.10m)*

Suite comprising walk in shower, low level wc, vanity wash hand basin with cupboard under, heated towel rail, extractor fan, Upvc double glazed window to rear aspect.

**Bedroom Two**

*12' 0" X 10' 5" (3.68m X 3.20m)*

Radiator, built in storage cupboard with access to partially boarded loft space, Upvc double glazed window to front aspect.

**Ground Floor Shower Room**

*5' 1" X 4' 5" (1.55m X 1.36m)*

Fitted to comprise fully tiled shower cubicle, low level wc, wash hand basin with cupboard under, radiator, extractor fan, Upvc double glazed window to rear aspect.

**Front Garden**

Laid mainly to lawn with established borders.

**Rear Garden**

Fully enclosed, laid mainly to lawn with established borders and shrubs, paved patio area, side gate access, personal door to garage.

**Garage**

Single garage, power and light connected.

**Please Note**

EPC Rating: G.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1000Mbps 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: Garage 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.

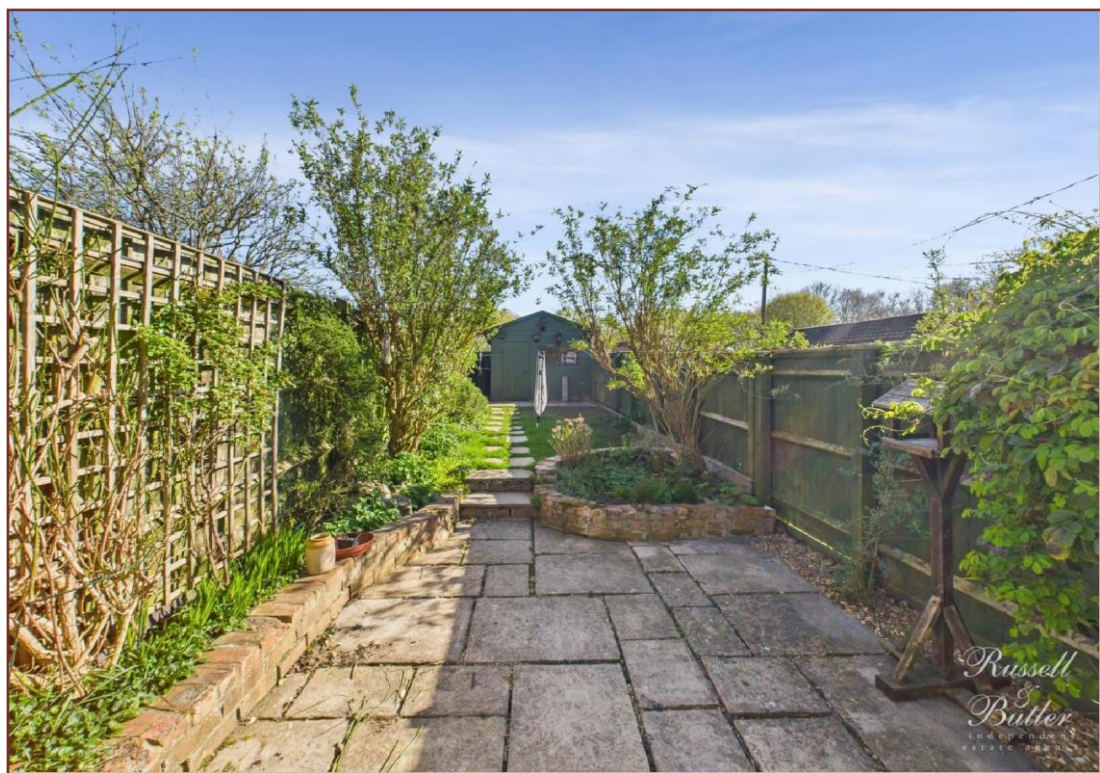






*Russell  
& Butler*  
independent  
estate agents







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

403 ft<sup>2</sup>

37.5 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

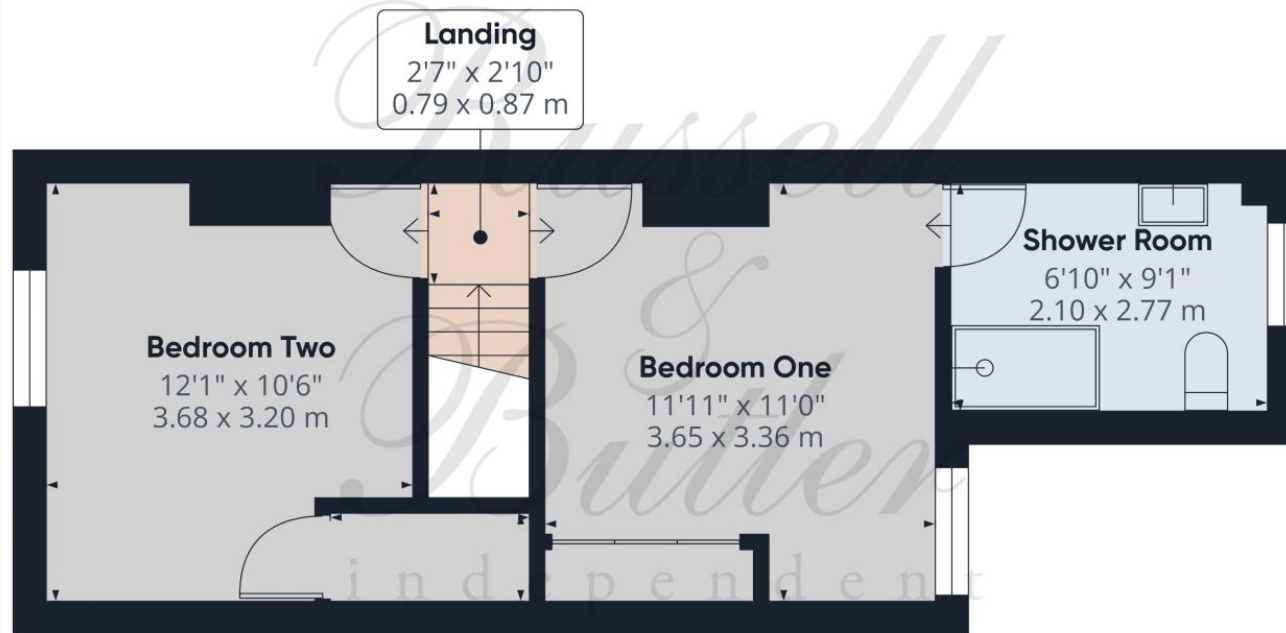
Reduced headroom

..... 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.

**GIRAFFE360**





Approximate total area<sup>(1)</sup>  
330 ft<sup>2</sup>  
30.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1 Building 1

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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