

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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e s t a t e a g e n t s

Church Road, Brackley, NN13 7BU
Asking Price £265,000.00 Freehold

A charming and very well presented two bedroomed cottage in the sought-after market town of Brackley. This delightful home is in a quiet area of Brackley but close to local amenities and within a short walking distance of the town itself. The property has been well maintained by the current owners and blends period character with modern comforts, featuring exposed beams, stonework, a window seat and a contemporary wood burning stove. A pretty cottage style garden is at the rear. The accommodation of the cottage comprises a sitting room, a u-shaped kitchen with wide-reaching views of the garden, downstairs bathroom, first floor landing and two comfortably sized double bedrooms. Freehold. EPC rating E. Council Tax Band B.



Entrance

Door to:

Sitting Room

13' 6" X 11' 6" (4.12m to side of staircase x 3.53m Max)

Wood burner, Upvc double glazed window to front aspect, window seat, electric heater, built in storage, further under the stairs storage, downlighters, exposed beams, open through to:

Kitchen

10' 8" X 9' 9" (3.26m x 2.99m max into recess area, 2,13m min)

A range of base, eyelevel and drawer units, sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven and hob, extractor hood over, exposed stone and brick work, slimline dishwasher, space for washing machine, Upvc double glazed window to rear aspect, Upvc double glazed non-opening window to side aspect, electric heater, built in storage cupboard housing hot water tank with shelving as fitted, downlighters.

Downstairs Bathroom

A white suite of bath with mixer tap and shower attachment, low level wc, wash hand basin with mixer tap and drawers under, tiling to splash areas, Upvc double glazed window to rear aspect, extractor fan, heated towel rail.

First Floor Landing

Small storage unit and access to loft space.

Bedroom One

16' 5" X 7' 7" (5.02m Max x 2.33m Max)

Upvc double glazed window to front aspect, exposed stone and brick work, electric heater.

Bedroom Two

13' 2" X 7' 9" (4.02m Max into door recess x 2.37m Max)

Upvc double glazed window to rear aspect, electric heater.

Outside

Rear Garden

A typical cottage style open garden with shared pathway, small lawn for seating and an additional secluded patio area at the rear for relaxing and entertaining. Log store and covered garden storage area. Shared access pathway leads to garden. Please note: photos may include neighbouring gardens.

Please Note

EPC Rating: E. Council tax Band: B.
Flying freehold to property.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating, no gas connected to property.

BROADBAND/MOBILE COVERAGE: Standard 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).

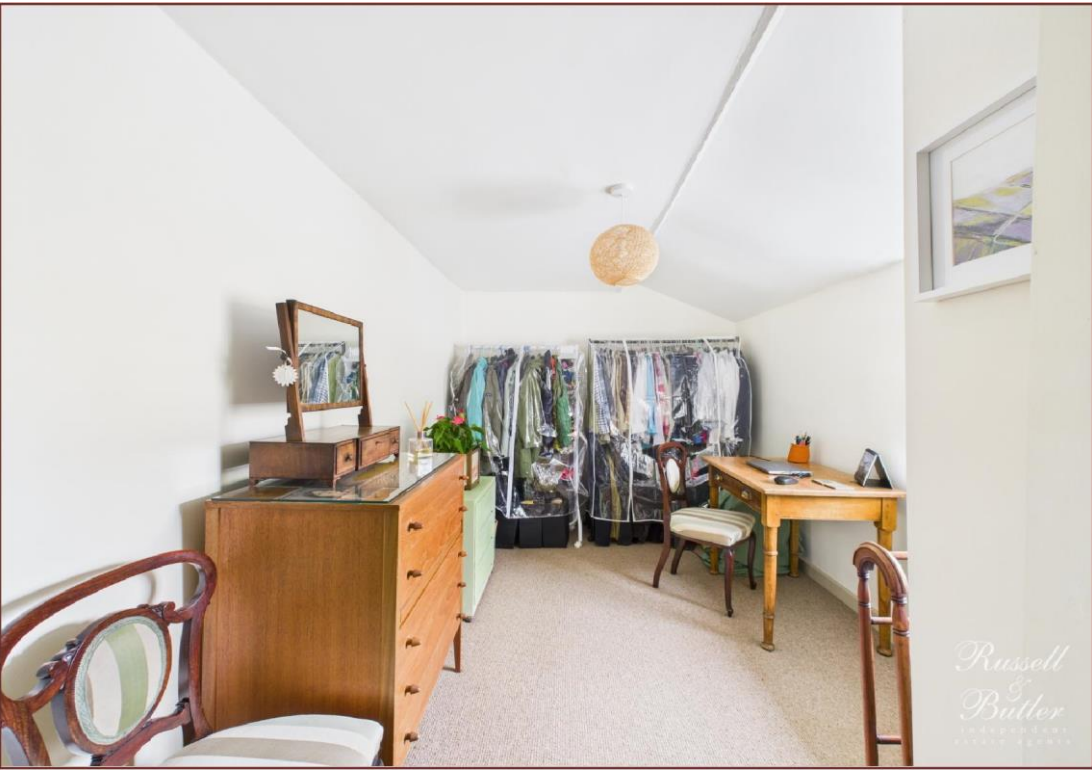
Parking: Unallocated roadside parking.

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.







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Floor 0



Floor 1

*Russell
& Butler*
independent
estate agents

Approximate total area⁽¹⁾

542 ft²
50.5 m²

(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.

GRAFFTE360

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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