

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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Main Street, Akeley, Buckinghamshire, MK18 5HW

Asking Price £359,995.00 Freehold

We are delighted to advertise for sale this fabulous extended two double bedroom cottage benefiting from two reception rooms and a good sized rear garden with landscaped seating area. The property is situated in a desirable village not far from Buckingham, Towcester and Milton Keynes and has been well looked after by the current owners. The accommodation fully comprises: Entrance hall/laundry room, kitchen open through to a spacious dining area with doors leading out to the garden, sitting room with wood burning stove, first floor landing, two good sized bedrooms and a family bathroom with white suite. To the outside a good sized garden with landscaped seating area. Council tax band C. EPC rating E. This property would make an ideal first buy, upsize or a downsize.



Entrance

Door to:

Hall/Laundry room

Plenty of built in storage, space for washing machine, space for dryer, Velux window, downlighters, open through to:

Sitting Room

12' 0" X 11' 1" (3.66m + Bay x 3.39m Max into recess, 2.92m to front of fireplace.)

Multi-fuel stove, radiator, double glazed window to front aspect.

Kitchen

8' 0" X 7' 8" (2.44m X 2.35m)

A range of base and drawer units, circular sink with mixer tap, a further sink, built in dishwasher, built in oven and hob, extractor over splash back, tiling to splash areas, double glazed window to rear aspect, doors to garden.

Dining Area

15' 7" X 10' 1" (4.76m Max x 3.08m Max, 2.28m Min)

Double glazed window to side aspect, two radiators, under stairs storage cupboard, space for fridge freezer, stairs rising to first floor, open through to:

First Floor Landing

Access to loft space.

Bedroom One

11' 10" X 9' 7" (3.63m Max x 3.29m Max into recess, 2.94m Min)

Double glazed window to front aspect, contemporary style radiator.

Bedroom Two

8' 11" X 8' 3" (2.74m + Wardrobe space x 2.54m Max)

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

Family Bathroom

White suite of bath with shower over, pedestal wash hand basin, low level wc, double glazed window to side aspect, tiling to splash areas, downlighters, heated towel rail.

Outside

Front Aspect

Steps leading up to property (shared access).

Garden

Landscaped patio entertaining area with built in seating, large lawn with a range of flower and shrub beds and storage shed, gated access, gated shared access to rear, outside lighting. outside tap.

Please Note

EPC Rating: E.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil fired boiler supplying both domestic hot water and radiator central heating.

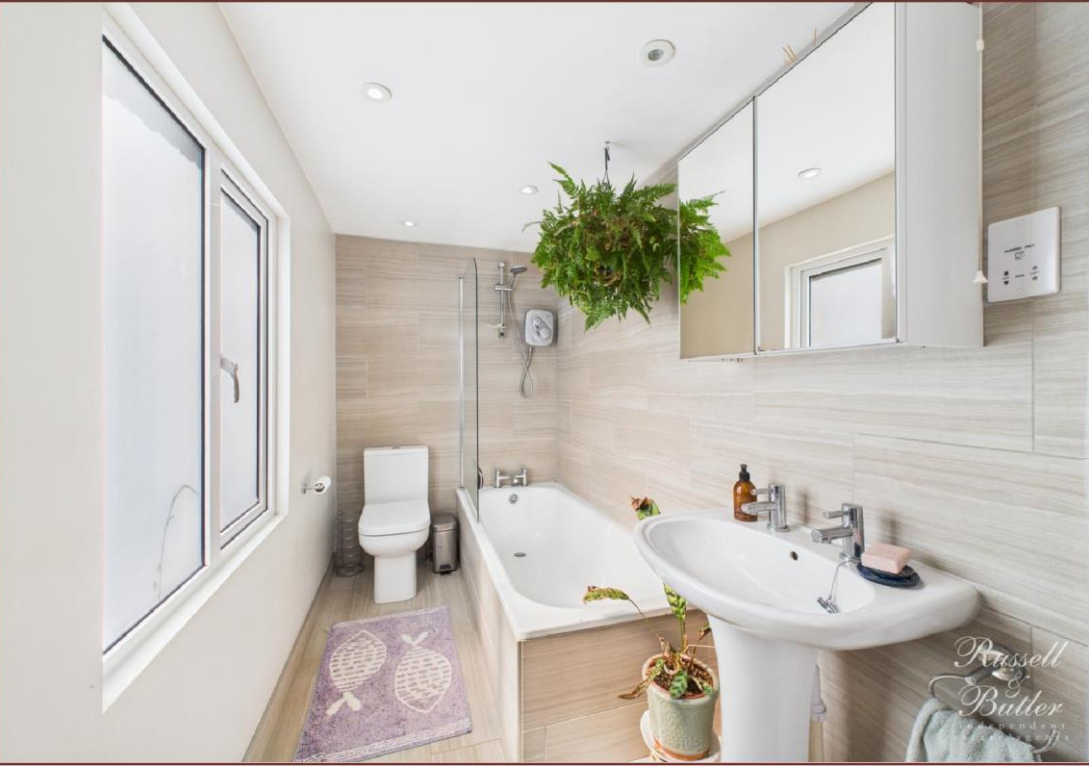
BROADBAND/MOBILE COVERAGE: Standard and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: No allocated 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.

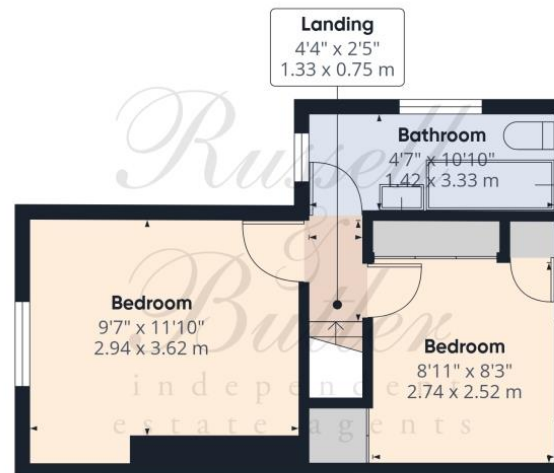








Floor 0



Floor 1

*Russell
&
Butler*
independent
estate agents

Approximate total area⁽¹⁾

713 ft²
66.1 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.

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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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