

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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Ashgrove, Steeple Claydon, MK18 2NW

Asking Price £239,995.00 Freehold

A well-presented two bedroom property situated in a village location and within walking distance of amenities. The property benefits from bespoke fitted window and door white shutters, Upvc double glazing throughout and gas to radiator central heating. The accommodation in brief: Entrance porch, lounge, kitchen/breakfast room, first floor landing, bedroom one with two storage cupboards, bedroom two and the family bathroom. There are open plan gardens to the front and an enclosed rear garden and a single garage in a nearby block. EPC Rating C. Council tax band B



Entrance

Upvc double glazed door to entrance hall, part glazed door to:

Sitting Room

13' 6" X 12' 4" (4.14m X 3.77m)

With box bay window to front aspect, radiator, staircase to the first floor, door to:

Kitchen/Diner

13' 7" X 7' 3" (4.15m X 2.22m)

Fitted to comprise inset one and a quarter single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, space and plumbing for washing machine, space for tall fridge/freezer, integrated electric over with four burner gas hob over, integrated slim line dishwasher, wall mounted gas fired boiler serving both domestic hot water and radiator central heating. Upvc double glazed window to rear aspect, Upvc double glazed patio doors leading to the enclosed garden, both benefitting from built in white shutters.

First Floor Landing

Coving to ceiling.

Bedroom One

10' 2" X 10' 11" (3.12m X 3.35m)

With two Upvc double glazed windows with bespoke white shutters to front aspect, radiator, coving to ceiling, two built in storage cupboards.

Bedroom Two

7' 2" X 8' 6" (2.19m X 2.61m)

With Upvc double glazed window with bespoke white shutters to rear aspect, radiator.

Bathroom

White suite of 'P' shaped panel bath with glazed screen and sperate shower over, wall mounted wash hand basin, low level W/C, Upvc double glazed window to rear aspect with bespoke white shutters, full ceramic tiling to walls, heated towel rail. Coving to ceiling, inset downlighters.

Rear Garden

Fully enclosed paved garden, with outside tap, established flower bed, enclosed by panel fencing, gated rear access.

Front Garden

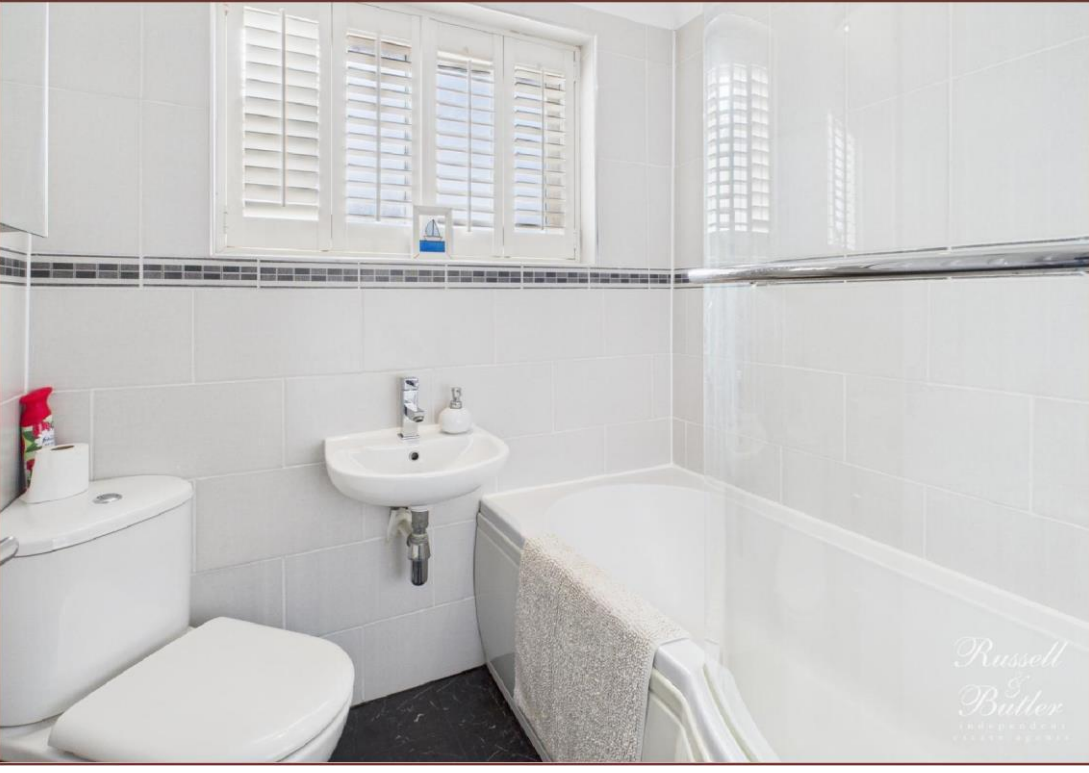
Open plan front garden, laid mainly to lawn with pathway leading to the property entrance.

Garage

Located in a nearby block with up and over door.

Please Note

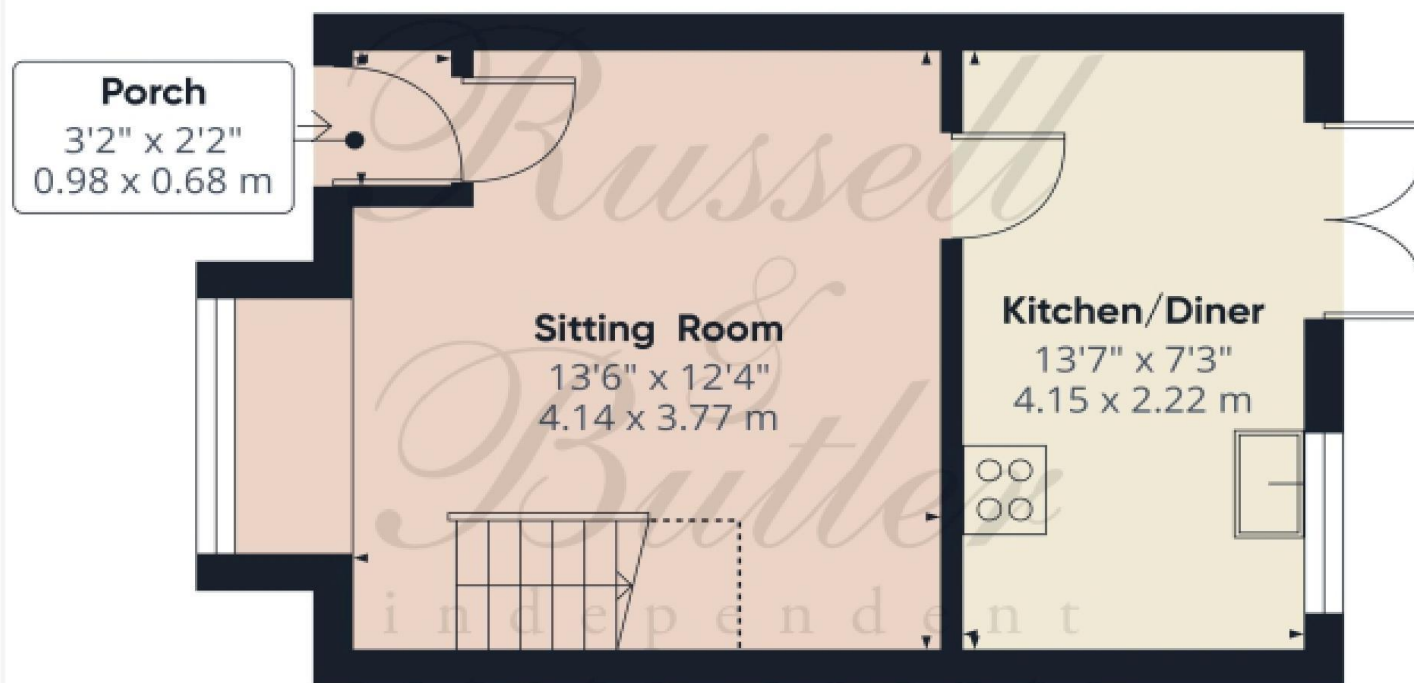
EPC Rating: C. Council Tax Band: B Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas fired boiler supplying both domestic hot water and radiator central heating. BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps 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: Single garage in a nearby block and on street. Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.





*Russell
& Butler*
independent
estate agents





Approximate total area*

280 ft²
26 m²

Reduced headroom

13 ft²
1.3 m²

(*) Excluding balconies and terraces

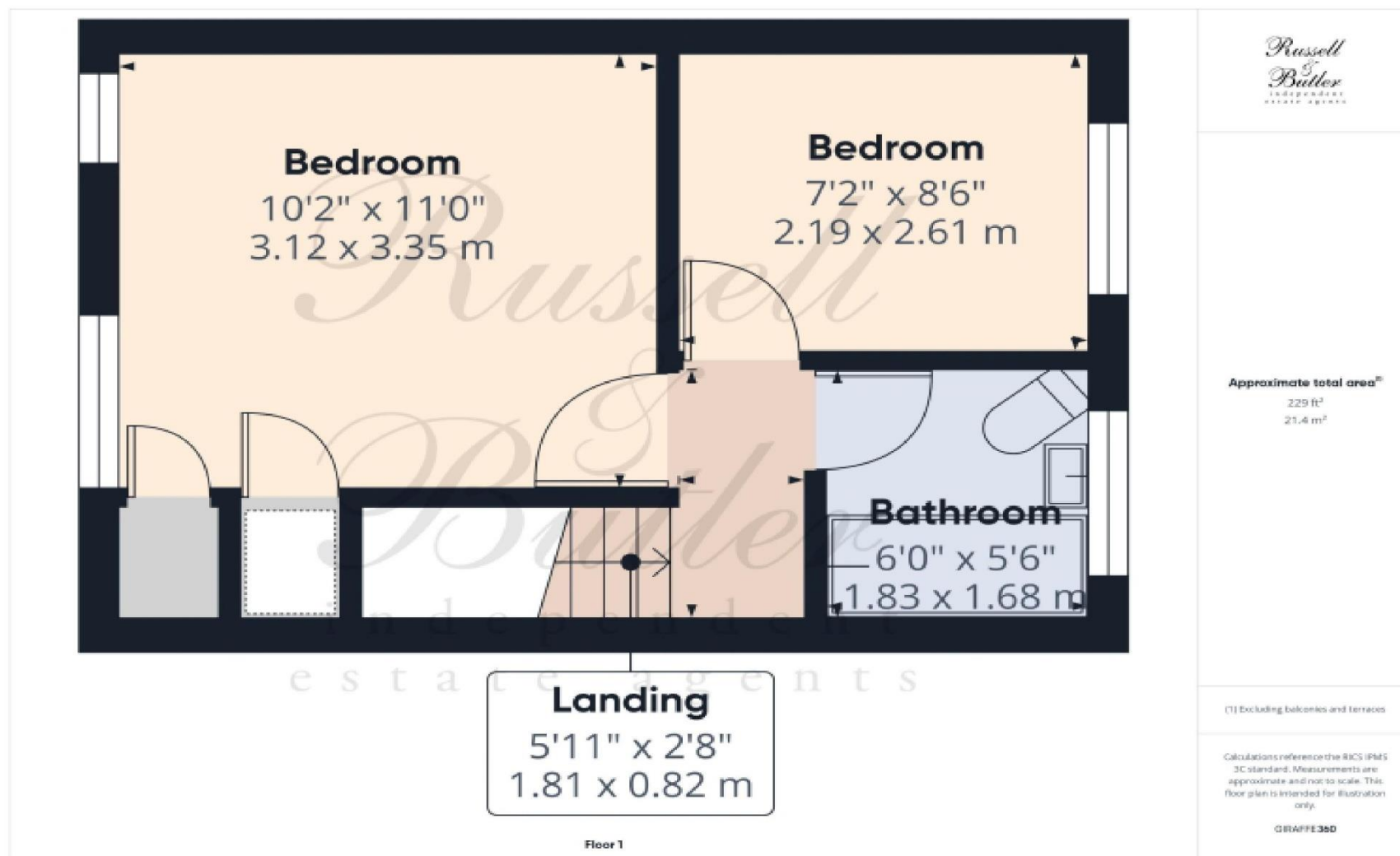
Reduced headroom

----- 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.

GRAPHIC 3&D

Floor 0



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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