

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



Church Street, Little Horwood, MK17 0PF

Asking Price £325,000

An attractive two bedroom terraced cottage situated in a sought after village location. Benefits include a fireplace with log burner, re-fitted kitchen, re-fitted bathroom, gas to radiator central heating, double glazing, a good size south west facing rear garden backing onto farm land and a fabulous fully insulated garden studio. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, utility/rear lobby, ground floor bathroom, two double bedrooms and large rear garden. Council Tax Band B. Energy rating C.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Stairs rising to first floor, wood panelling to walls.

Sitting Room

11' 5" X 10' 10" (3.50m X 3.31m)

Fireplace with a 5kW multi-fuel wood burning stove; oak lintel, radiator, Upvc double glazed window to front aspect, Quarry tiled floor, under stairs pantry cupboard.

Kitchen

14' 3" X 7' 6" (4.35m X 2.29m)

Refitted to comprise inset 1.5 drainer sink with mono bloc mixer tap, cupboard under, further range of base and eye level units, solid oak work surfaces, four ring induction hob, electric oven under, extractor canopy over, radiator, Quarry tiled floor, Upvc double glazed window to rear aspect, plumbing for automatic dishwasher, Casement door to rear lobby/utility room.

Utility Room/Rear Lobby

8' 7" X 4' 10" (2.64m X 1.48m)

Plumbing for automatic washing machine, Upvc double glazed door and window to rear garden, door to ground floor bathroom.

Ground Floor Bathroom

8' 0" X 6' 8" (2.44m X 2.05m)

Refitted white suite of panel bath with shower over, glazed screen, wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, Upvc double glazed windows to side and rear aspect, "Ideal" gas fired Combi boiler supplying both domestic hot water and gas to radiator central heating, ladder towel radiator, extractor fan, electric under floor heating.

First Floor Landing

Access to loft space.

Bedroom One

Radiator, Ornamental cast iron fireplace, walk in wardrobe with hanging rail and shelving as fitted, Upvc double glazed window to front aspect.

Bedroom Two

14' 3" X 7' 6" (4.35m X 2.30m)

Radiator, Upvc double glazed window to rear aspect.

Outside

Rear Garden

Good size rear garden which is laid mainly to lawn with well stocked flower and shrub beds and borders, Mature apple trees.

An extended garden is laid to lawn as it is reclaimed agricultural land that cannot be gardened in the traditional way, however, it is suitable for growing vegetables as well as temporary structures such as chicken pens, enclosed by post and rail fencing, backs onto farmland.

Garden Studio

11' 11" X 8' 8" (3.65m X 2.65m)

Fully insulated including double glazing with bi folding doors to the decking area, power, light and internet connected, WiFi controlled electric panel heater.

Please Note

EPC Rating: C.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

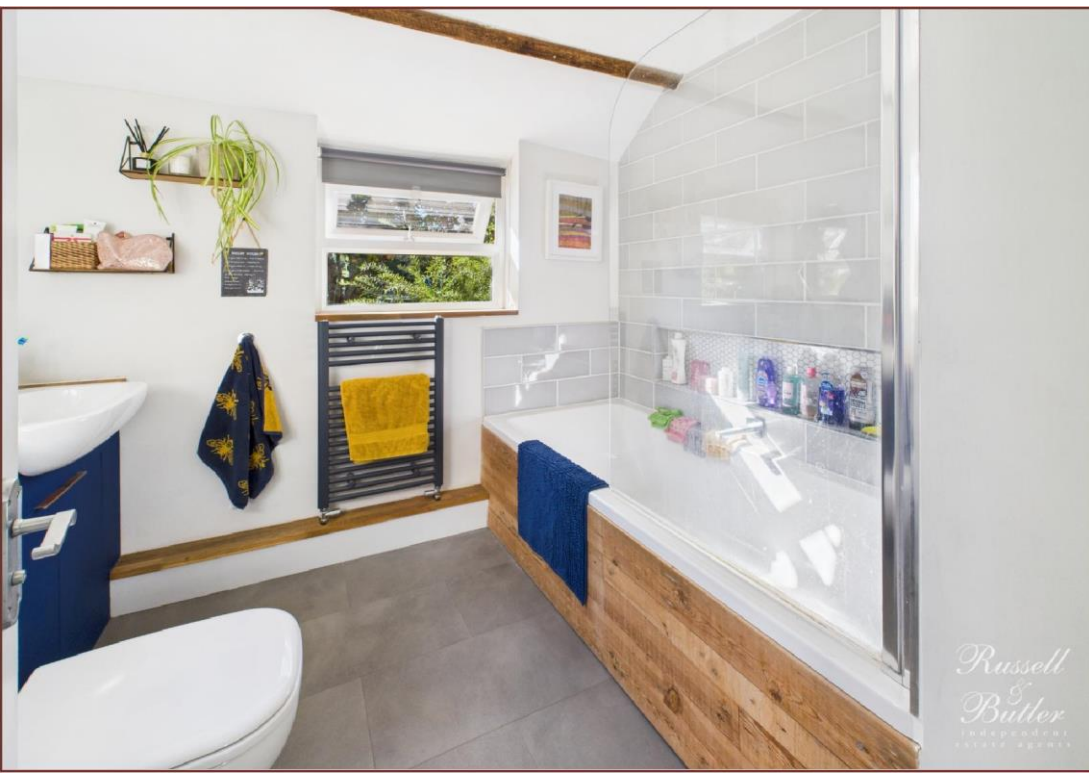
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: On street parking only.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

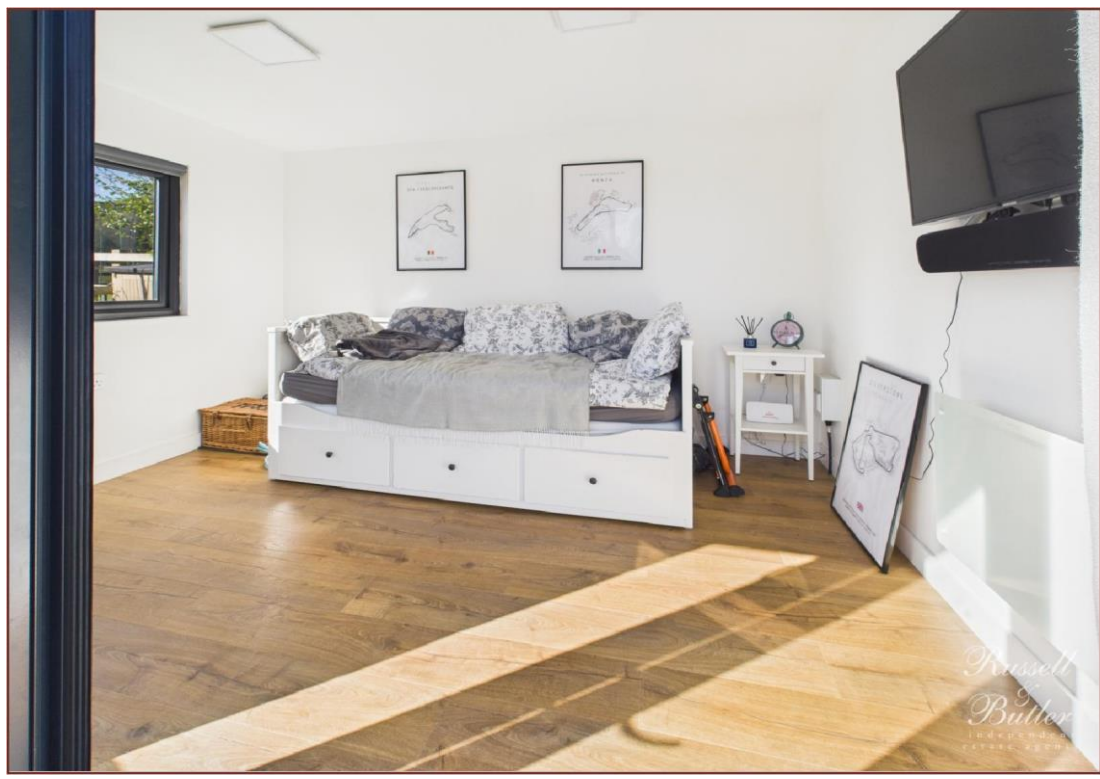
Mortgage Advice

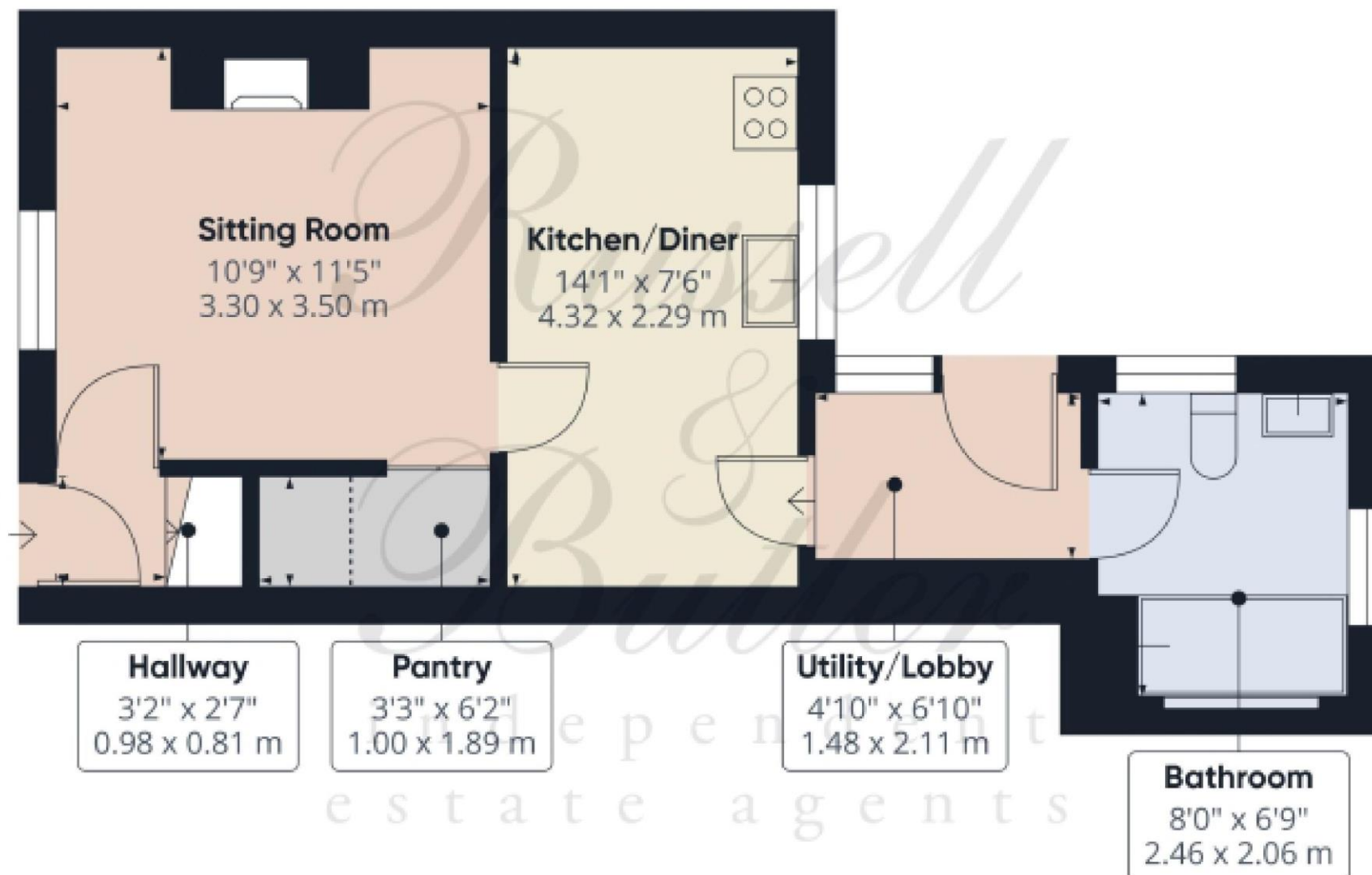
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





Russell
Butler





Approximate total area⁽¹⁾

345 ft²

32.2 m²

Reduced headroom

7 ft²

0.7 m²

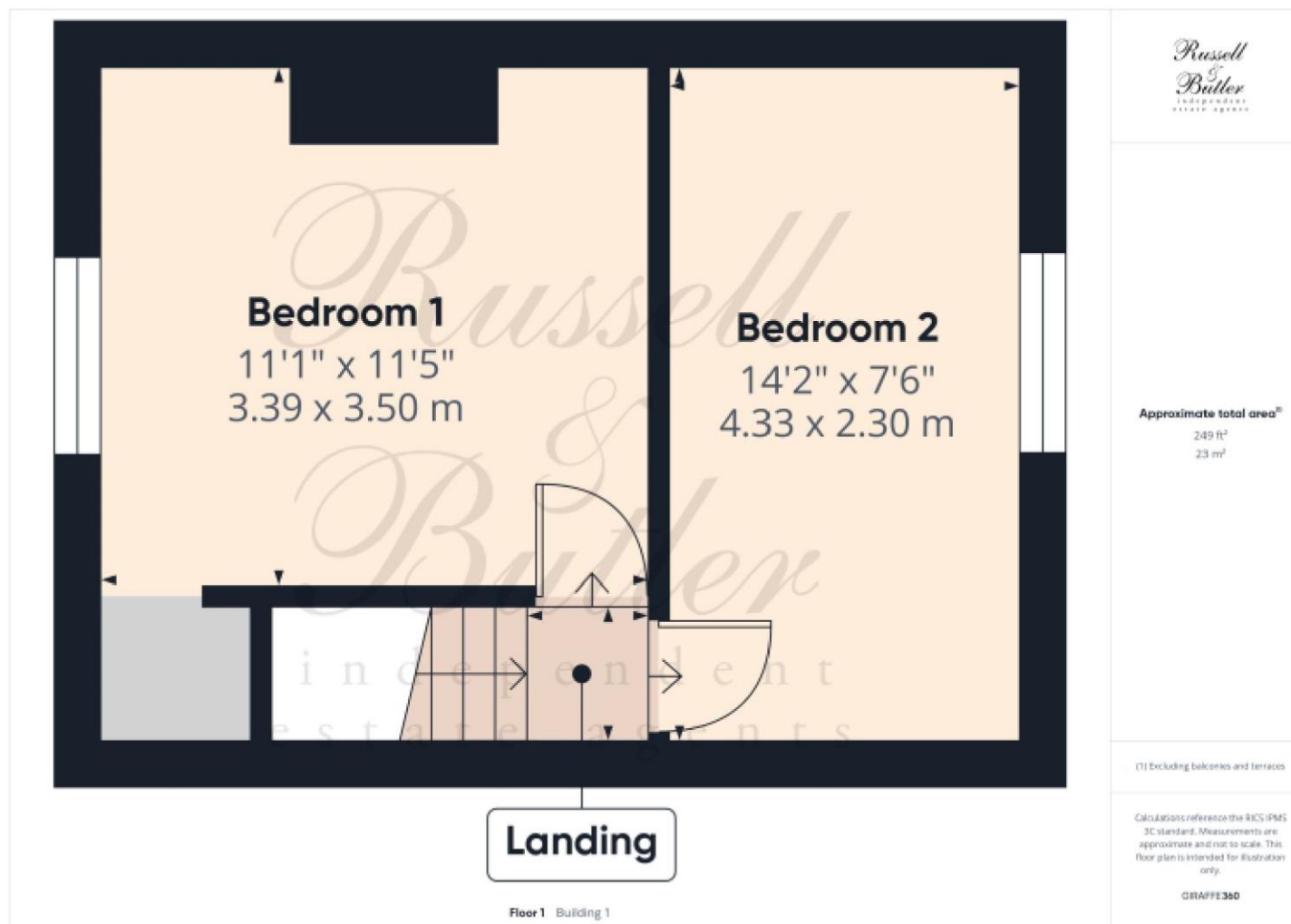
(1) Excluding balconies and terraces

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.

GERATFE350



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

