

*Russell & Butler*

independent estate agents

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# Werner Terrace, Calvert, MK18 2HQ

**Asking Price £269,995.00 Freehold**

A well presented two double bedroom, terraced Victorian cottage offered with oil to radiator central heating & UPVC double glazing. 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 Ornamentle 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 en-suite bathroom. Part enclosed garden to the front and fully enclosed south facing garden to the rear with potential for outbuilding or garage. EPC rating E. Council tax band B. Freehold.



### **Entrance**

Composite door to:

### **Dining Room**

*12' 0" X 10' 5" (3.66m X 3.18m)*

Ornamentle fireplace, wood flooring, radiator, UPVC double glazed window to front aspect.

### **Hall**

Access to remaining ground floor accommodation, stairs rising to first floor.

### **Sitting Room**

*11' 7" X 12' 0" (3.55m X 3.68m)*

Brick fireplace with log burning stove, under stair storage cupboard, radiator, wood flooring, UPVC double glazed window to rear aspect.

### **Kitchen**

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

Fitted to comprise inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to all splash areas, integrated single electric oven, four zone electric hob with extractor hood over, space for fridge/freezer, space & plumbing for washing machine & slimline dishwasher, tiled floor, UPVC double glazed window to rear aspect.

### **Inner Lobby**

Access to loft, cupboard housing hot water tank, composite door to rear garden.

### **Ground Floor Shower Room**

*5' 6" X 6' 8" (1.69m X 2.05m)*

Fitted to comprise corner shower cubicle, pedestal wash hand basin, low level W.C, radiator, ceramic tiling to splash areas, tiled floor, UPVC double glazed window to rear aspect.

### **First Floor Landing**

Access to loft hatch.

### **Bedroom One**

Radiator, UPVC double glazed window to rear aspect.

### **En-Suite**

*9' 0" X 7' 0" (2.76m X 2.14m)*

White suite of panel bath with shower over, pedestal wash hand basin, low level W.C, ceramic tiling to all splash areas, radiator, tiled floor, UPVC double glazed window to rear aspect.

### **Bedroom Two**

*10' 5" X 12' 0" (3.19m X 3.66m)*

Built in wardrobe with hanging rail & shelving, radiator, UPVC double glazed window to front aspect.

### **Outside**

#### **Front Aspect**

Part enclosed by brick wall, laid mainly with slate shingle.

#### **Rear Garden**

Fully enclosed, south facing rear garden laid to lawn with slate shingle footpath, pond, border with established shrubs & trees, double gates providing rear access with potential to park one small vehicle or place a shed/studio/garage.

#### **Please Note**

EPC Rating: E.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil Fired Central Heating.

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: Off Street parking available 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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Hallway  
1'4" x 2'11"  
0.42 x 0.89 m

Hallway  
4'2" x 2'10"  
1.29 x 0.89 m

Shower Room  
6'8" x 5'6"  
2.05 x 1.69 m



i n d e p e n d e n t  
e s t a t e   a g e n t s

Approximate total area<sup>(1)</sup>  
406 ft<sup>2</sup>  
37.6 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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Approximate total area\*\*  
322 ft<sup>2</sup>  
29.9 m<sup>2</sup>

(\*) 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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