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# Werner Terrace, Calvert, MK18 2HQ

## Asking Price £225,000.00 Freehold

For sale with no upper chain, a good sized three bedroom Victorian cottage in need of updating and modernisation but benefiting from UPVC double glazing, two reception rooms and a good sized garden with a large hardstanding at the rear. The accommodation is over two floors and fully comprises: Entrance lobby, sitting room, inner hall with stairs leading to the first floor, dining room, kitchen, inner hall with storage and giving access to the rear, ground floor bathroom, bedroom one and a further double bedroom which leads into a further room which could be used as a bedroom, dressing room or home office space. There is a rear garden with a large hard standing and offers potential for an outbuilding or garage. EPC rating E. Council tax band B. Freehold.



**Entrance**

Door to:

**Lobby**

Door to:

**Sitting Room**

*11' 11" X 10' 5" (3.64m X 3.20m)*

Upvc double glazed window to front aspect, electric heater.

**Inner Hall**

Stairs rising to first floor, electric heater.

**Dining Room**

*11' 11" X 10' 11" (3.64m Max to rear of wardorbe x 3.34m Max)*

Open fireplace, storage cupboard, Upvc double glazed window to rear aspect.

**Kitchen**

*9' 0" X 6' 11" (2.76m Max x 2.11m)*

Sink with cupboard under, work tops, space for oven, space for washing machine, space for fridge, space for freezer, built in storage cupboard, Upvc double glazed window to side aspect.

**Inner Hall**

Built in cupboard housing hot water tank, door to rear.

**Downstairs Bathroom**

White suite of bath, low level wc, pedestal wash hand basin, Upvc double glazed window to side aspect, electric heater.

**First Floor Landing**

**Bedroom One**

*11' 11" X 10' 5" (3.65m Max into recess x 3.2m Max)*

Upvc double glazed window to front aspect, built in storage cupboard.

**Bedroom Two**

*11' 10" X 11' 3" (3.63m Max into recess x 3.43m)*

Upvc double glazed window to rear aspect.

**Bedroom Three/Dressing Room/Home Office**

*9' 1" X 6' 10" (2.78m Max x 2.09m Max)*

Upvc double glazed window to rear aspect, electric heater.

**Outside**

**Front Aspect**

Low maintenance to front.

**Rear Garden**

In need of cultivating, storage shed to rear and hardstanding.

**Please Note**

EPC Rating: E.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric.

BROADBAND/MOBILE COVERAGE: Standard & 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: No allocated parking, there is a hardstanding to the rear.

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.

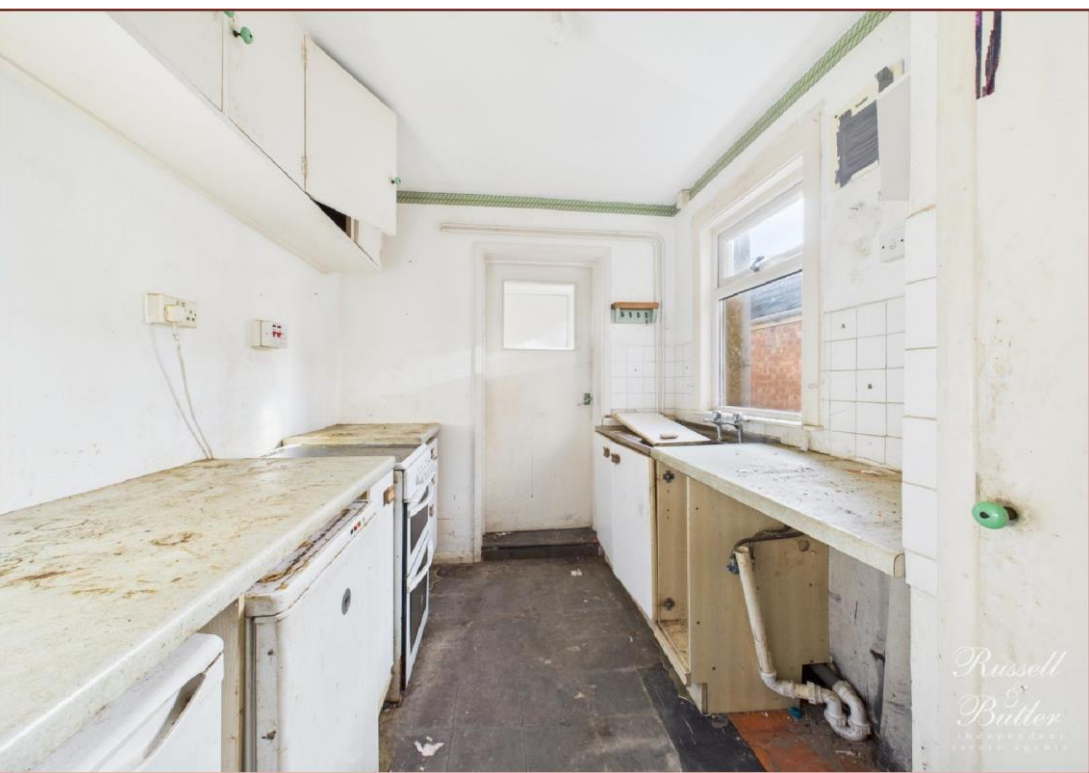














All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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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