

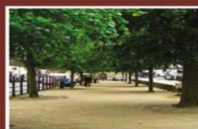
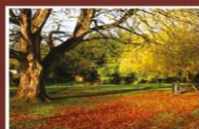
Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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OPEN 7 DAYS A WEEK
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Winslow Road, Nash, MK17 0EJ Asking Price £425,000.00 Freehold

A rarely available charming two/three double bedroom character cottage in the sought after and desirable village of Nash, the property has a wealth of character features including brick feature fireplace and exposed timbers and beams. The property offers private gardens to the front and side and a driveway for several vehicles. Accommodation comprises: Entrance porch, lounge/diner with feature fireplace, exposed beams and parquet flooring, separate dining room or ground floor guest bedroom with en-suite shower room, kitchen with built in electric oven and hob, inner lobby with large storage cupboard. On the first floor; landing with spacious arcing cupboard, two double bedrooms, both benefitting from built in wardrobes and the bathroom. Outside the property is approached via 5 bar gate which leads to the private driveway providing off road parking for several vehicles, and gardens to the front and sides which are laid mainly to lawn with established planting. Council tax band E. EPC rating D.



Entrance

Solid wood Oak door to:

Entrance Porch

Upvc double glazed window to side aspect, quarry tiled floor, part glazed door to:

Lounge/Diner

14' 0" X 24' 0" (4.27m X 7.32m)

A generous size lounge/diner with feature inglenook fireplace with exposed brickwork, exposed timbers, two Upvc double glazed windows to front aspect, two Upvc double glazed windows to rear aspect, block parquet flooring to dining area, three wall light points.

Dining Room/Guest Bedroom

13' 7" X 10' 0" (4.15m X 3.06m)

Upvc double glazed window to front aspect, electric storage heater, built in wardrobes, large loft storage cupboard, meter cupboard, door to:

En-Suite Shower Room

4' 5" X 9' 6" (1.35m X 2.91m)

Fitted with fully tiled corner shower cubicle with shower as fitted, low level W/C, pedestal wash hand basin, ceramic tiling to splash areas, extractor fan, inset downlighters, tiled flooring.

Kitchen

8' 4" X 12' 1" (2.55m X 3.69m)

Fitted to comprise inset one and a quarter sink unit with mono bloc mixer taps, cupboard under, a further range of drawer, wall and base units with work tops over, co-ordinating upstands, ceramic tiling to splash areas, quarry tiled flooring, space and plumbing for washing machine, space and plumbing for slimline dishwasher, built in electric hob with oven under, two Upvc double glazed windows to front and side aspects, door to:

Inner Lobby

Stairs rising to first floor, Upvc double glazed door to rear access, large walk in storage cupboard (previously a cloakroom) with quarry tiled flooring and window to rear aspect.

First Floor Landing

Upvc double glazed window to rear aspect.

Bedroom One

13' 9" X 12' 9" (4.21m X 3.90m)

Benefitting from a range of built in wardrobes with hanging rail and shelving as fitted, additional built-in wardrobe, wall mounted electric heater, Upvc double glazed window to front aspect.

Bedroom Two

11' 10" X 9' 11" (3.61m X 3.03m)

A good size double bedroom with built in wardrobe, wall mounted electric heater, Upvc double glazed window to side access. Parquet block flooring.

Bathroom

6' 10" X 7' 0" (2.09m X 2.15m)

White suite of panel bath, pedestal wash hand basin, low flush W/C, ceramic tiling to splash areas, Upvc double glazed window to front aspect.

Garden

The gardens are private and mainly to the front and the side, laid to lawn with established tress and shrub planting, paved patio area, timber storage shed enclosed by shrubs, wall and panel fencing.

Driveway

The driveway provides access to the property and provides off road parking for multiple vehicles.

Please Note

EPC Rating: D.

Council Tax Band: E

Construction type: Stone cottage, reed thatch

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

BROADBAND/MOBILE COVERAGE: Standard, Superfast and 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: Double width garage, driveway 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.

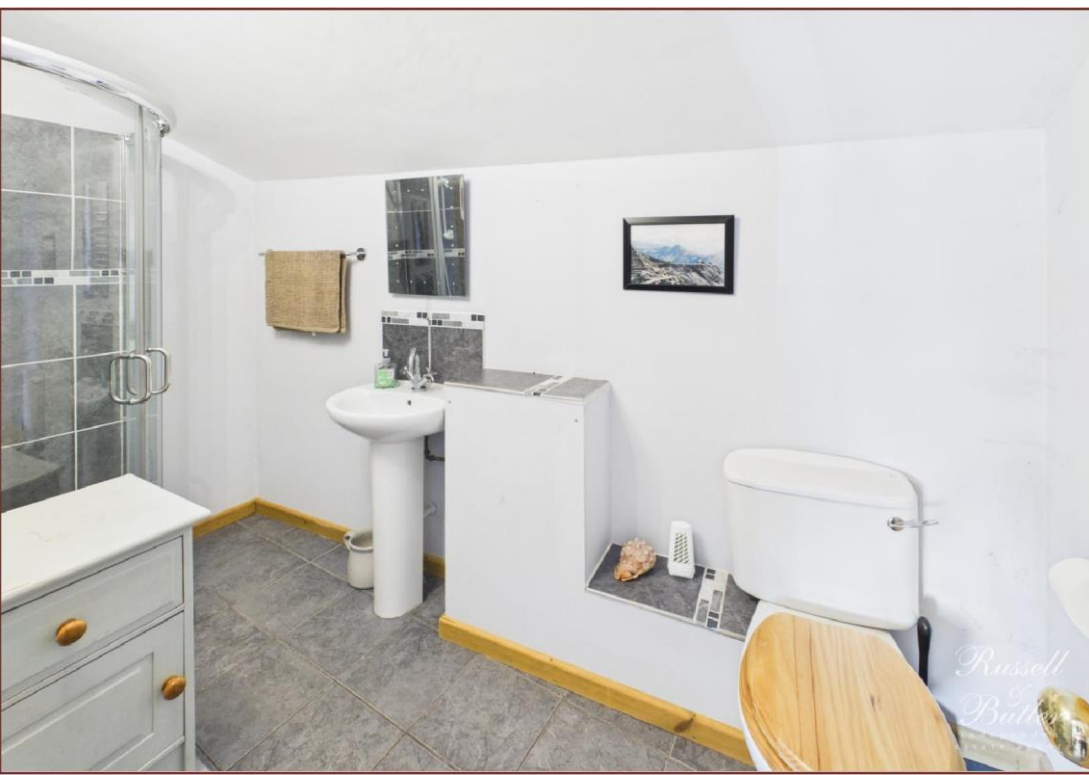
Mortgage Advice

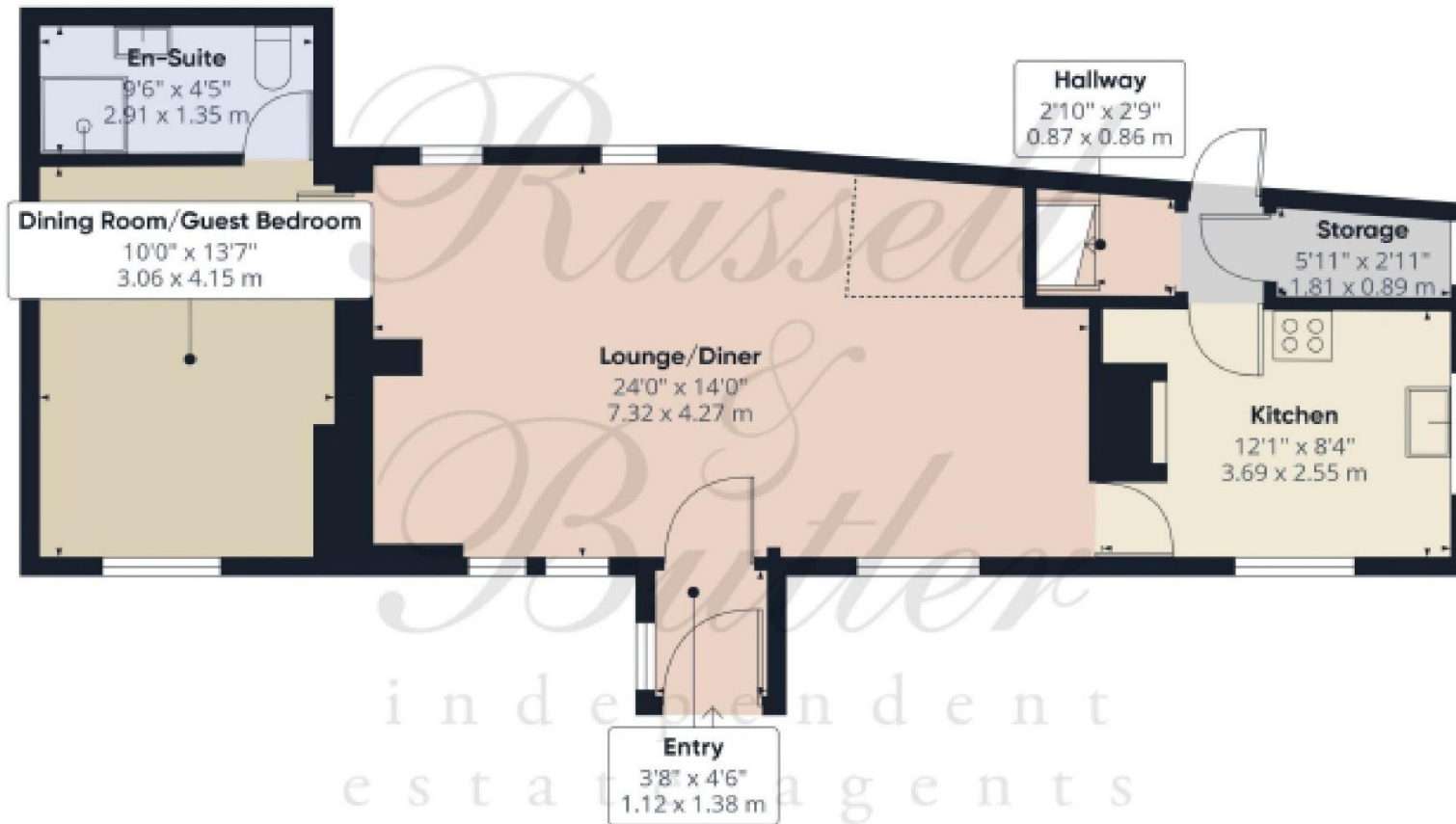
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
& Butler*
Sole Agents
01223 310000





Approximate total area⁽¹⁾

648 ft²

60.3 m²

Reduced headroom

16 ft²

1.5 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.

GRAFFE360



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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