



3 Fisher Grove

Olney MK46 4FE

FINE & COUNTRY

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This delightful property is located in a quiet convenient mews which comprises a subtle mix of stone and brick built properties. The property was constructed by the well renowned Francis Jackson Homes, a company local to Olney with an extremely enviable reputation,

Quality of construction with minute attention to detail is assured which makes these properties so eminently sought after. This particular property benefits from a south facing garden which enjoys complete privacy being enclosed to all sides by close boarded fencing. To the southern boundary there is a tree screen in situ where the former railway line ran between Bedford and Northampton. This has been disused since 1950 and transcends the rear of the property providing privacy and seclusion. The accommodation comprises: Entrance lobby, Cloakroom, Lounge, Kitchen/dining room, Two double bedrooms, En suite facilities to the master bedroom, Family bathroom, Double glazing, Gas heating which is underfloor to the ground floor with a conventional radiator system to the first floor, There are private gardens, designated off road parking for two cars with EV facilities provided.

Property walk through

Solid wooden door with glazed inspection panels opens into an entrance lobby. Flooring is in hardwearing "Kamdean" wood composite and the security alarm controls are located to one wall. Door opens to a cloakroom with continuous "Kamdean" flooring and comprising low flush WC and wash basin. Lighting is recessed to the ceiling and there are areas of wall tiling where appropriate. The sitting room has a window to the front elevation with made to measure shuttering and a useful built in store cupboard. The staircase serving the first floor rises from the sitting room. The flooring is carpeted and lighting is recessed to the ceiling. A door opens to the bespoke kitchen which offers a vast array of cupboards both at base and high levels. The kitchen further comprises, one and a half bowl sink unit, extensive range of quality work surfaces, Built in double oven with extractor over, integrated dishwasher and fridge/freezer. Plumbing is installed for a washing machine and the flooring is tiled. Excellent natural light by glazed double doors and a south facing window.

On the first floor there is a landing with built in storage cupboard. Doors lead off to both double bedrooms and the family bathroom. The main bedroom has a window with made to measure shuttering located on the front elevation. This bedroom has recessed ceiling lighting is well served by double wardrobes. En suite to the bedroom is a shower room with low flush WC and wash basin. Tiling is applied to the splash areas and flooring. The second bedroom has a loft inspection hatch and a window to the rear elevation. The family bathroom has a panelled bath with shower fittings and a glazed screen. Flooring is fully tiled as are the walls. There is a useful ladder radiator.

Outside

The property is located in a quiet mews with no through traffic. There are 2 allocated parking spaces nearby with a single EV charger provided. A covered walkway gives access to the garden at the rear which is fully fenced, laid to lawn with an area of paved patio. Outside tap. The garden is south facing backing on to a disused former rail track thus providing excellent privacy and seclusion.





Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

Notice to purchasers

"Note for Purchasers re anti money laundering legislation.

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will need to be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

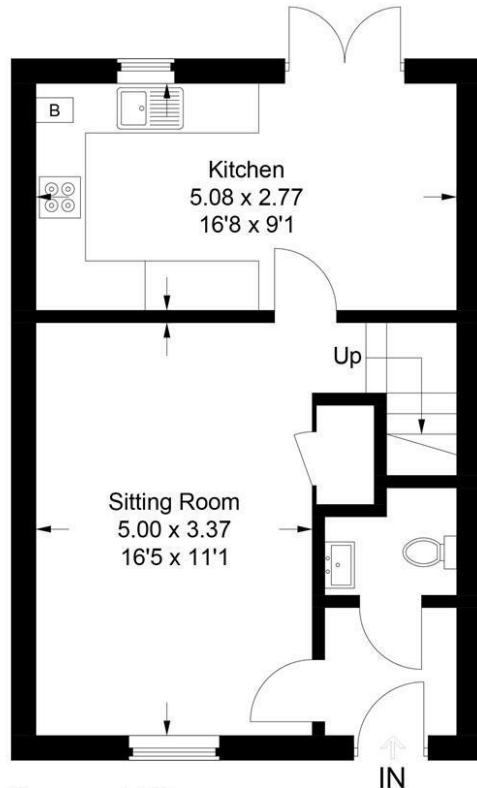




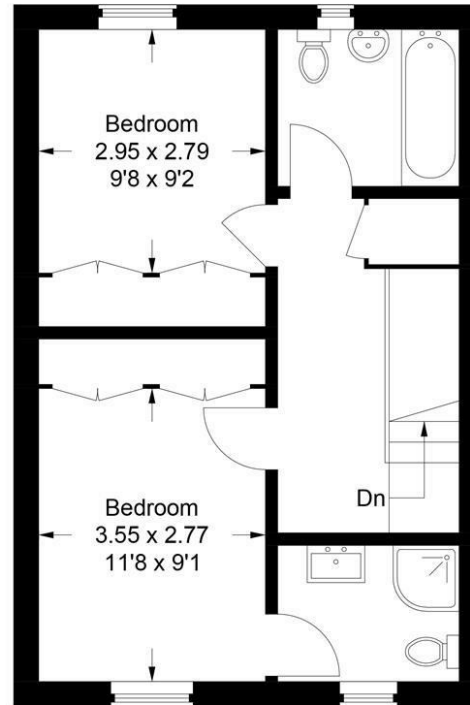




Approximate Gross Internal Area
 Ground Floor = 40.6 sq m / 437 sq ft
 First Floor = 40.3 sq m / 434 sq ft
 Total = 80.9 sq m / 871 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(13-28) F			
(1-12) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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