

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Werner Terrace, Calvert, MK18 2HQ
Asking Price £275,000.00 Freehold

A well presented three bedroom, terraced Victorian cottage offered with oil to radiator central heating & UPVC double glazing. The property benefits from a two open fireplaces, wood burning stove, single garage and a south facing rear garden. Accommodation over two floors:

Composite door to reception room with open fireplace, sitting room with multi-fuel burning stove, modern fitted kitchen, rear lobby with utility/store cupboard, double glazed door leading onto the rear garden, ground floor bathroom. On the first floor two double bedrooms both with feature fireplaces and bedroom three/study. Part enclosed garden to the front and fully enclosed south facing garden to the rear, single garage with power & light connected. The property further benefits from being set in a rural location backing on to a park & woodland area ideal for dog walkers. EPC rating D/Council tax band B.



Entrance

Composite door to;

Dining Room:

10' 5" X 11' 10" (3.20m X 3.62m)

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

Inner Hallway:

Wood flooring, stairs rising to first floor accommodation.

Sitting Room:

10' 11" X 12' 0" (3.34m X 3.66m)

Open fireplace with multi-fuel burning stove, fitted storage cupboard, under stair storage cupboard, wood flooring, radiator, UPC double glazed window to rear.

Kitchen:

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

Fitted to comprise; inset single drainer stainless sink unit with cupboard under, further range of base, drawer & eye level units, wood effect worktops, ceramic tiling to splash areas, integrated single electric oven, four zone induction hob, extractor fan over, space for fridge/freezer, space & plumbing for dishwasher, 'Worcester' oil fired boiler, Karndeian flooring, UPVC double glazed window to side aspect.

Rear Lobby:

Utility/store cupboard with space & plumbing for washing machine, Karndeian flooring, UPVC double glazed door to rear garden.

Bathroom:

5' 6" X 6' 9" (1.69m X 2.06m)

White suite of panel bath with electric shower over, vanity wash basin with cupboard under, low level W.C, heated towel rail, Karndeian flooring, UPVC double glazed window to side aspect.

First Floor Landing

Access to loft space and first floor accommodation.

Bedroom One:

11' 0" X 11' 11" (3.36m X 3.64m)

Feature fireplace, radiator, wood flooring, UPVC double glazed window to rear aspect.

Bedroom Two:

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

Feature fireplace, built in storage cupboard, radiator, wood flooring, UPVC double glazed window to front aspect.

Bedroom Three/Study:

9' 1" X 7' 0" (2.77m X 2.14m)

Accessed via bedroom one; wood flooring, radiator, UPVC double glazed window to rear aspect.

Outside

Rear Garden

South facing, fully enclosed rear garden laid mainly to lawn with paved patio seating area, raised sleeper borders, oil tank, rear gate access & personal access door to garage.

Garage

Single garage with up & over door, power & light connected.

Please Note

EPC Rating: TBC.

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: Garage, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate total area⁽¹⁾
404 ft²
37.5 m²

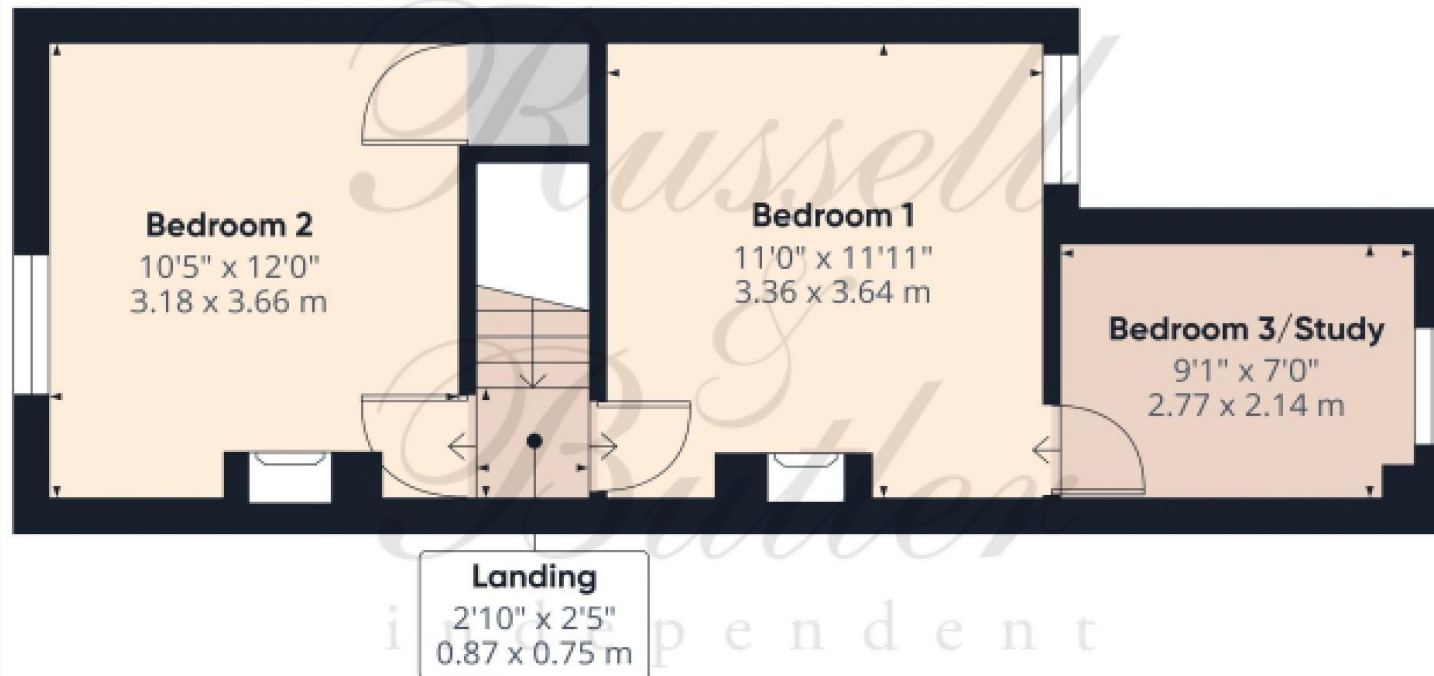
i n d e p e n d e n t
e s t a t e a g e n t s

(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.

GBR/FF350





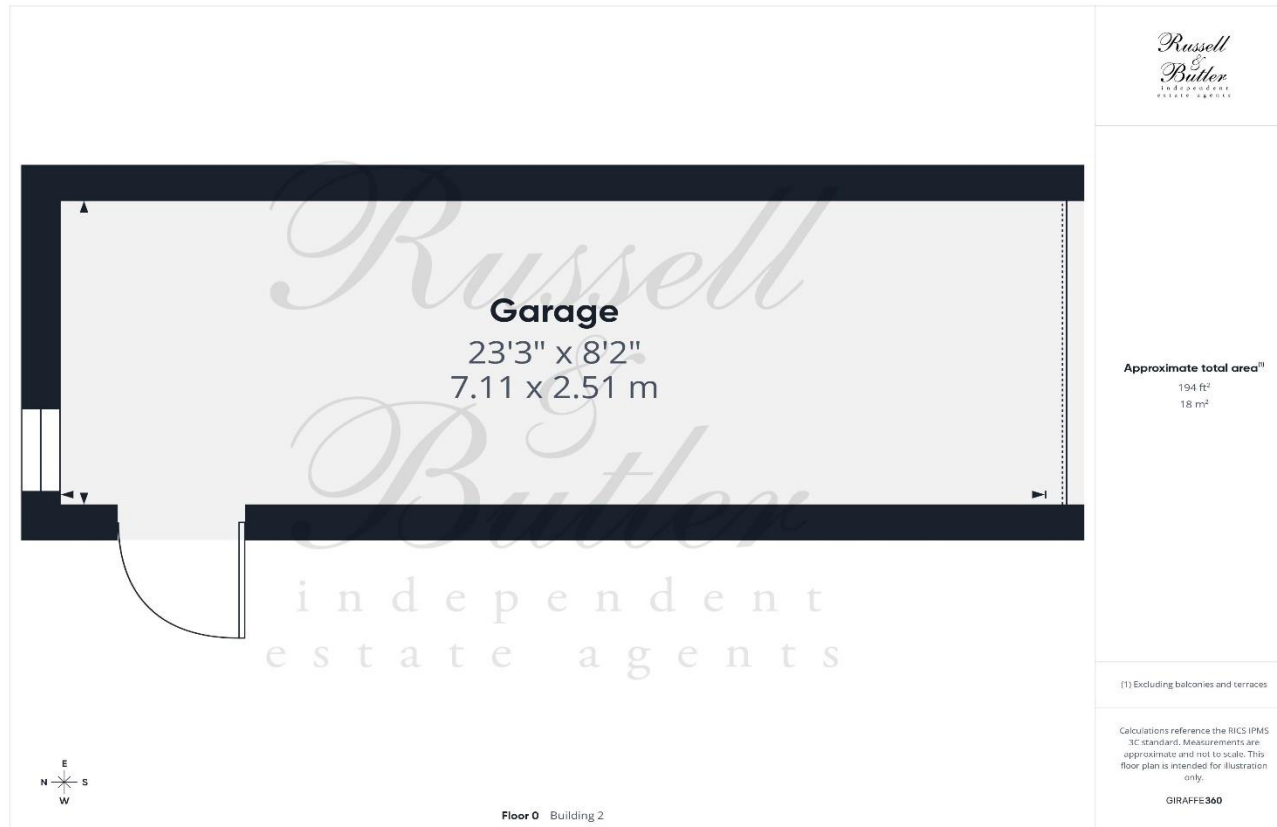
Approximate total area⁽¹⁾
335 ft²
31 m²

(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.

GRAFFI360





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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