

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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& Butler*

Boughton Terrace, Evenley, NN13 5SE
Asking Price £319,995 Freehold

A beautifully presented two bedroom cottage, full of charm and character, situated in the highly sought-after village of Evenley. The property offers an appealing blend of traditional cottage character and comfortable modern open plan living, with accommodation arranged to create a warm and welcoming home. The ground floor provides inviting living space, complemented by a well-appointed kitchen - all open plan, while upstairs are two attractive bedrooms and a fabulous bathroom. Outside, the attractive landscaped rear garden is designed for low maintenance. The accommodation comprises: Entrance porch, open plan sitting room, dining room & kitchen, first floor landing, two bedrooms and bathroom. A charming home in one of the area's most desirable villages. Ideal as a main residence, weekend retreat or lock-up-and-leave country property. Council Tax Band B. Energy Rating E. NO ONWARD CHAIN



Entrance

Composite entrance door to:

Entrance Porch

Double glazed window to side aspect, door to:

Open Plan Living/Kitchen/Diner

18' 9" X 14' 3" (5.72m X 4.35m)

Living Area

Exposed brick wall with wood burner, double glazed window to front aspect, stairs rising to first floor, under stairs storage cupboard housing electric boiler supplying both domestic hot water and central heating, Oak wood flooring.

Kitchen

Fitted to comprise Belfast sink unit with mono bloc mixer tap, cupboard under, further base units, dresser and shelving, wood work surfaces, four ring ceramic hob with electric oven under, double glazed window to front aspect, integrated dishwasher, plumbing for automatic washing machine.

First Floor Landing

Stripped pine doors to bedrooms and bathroom.

Bedroom One

10' 0" X 6' 5" (3.07m X 1.96m)

Radiator, double glazed window to front aspect, attractive wood panelling to two walls, ladder to mezzanine area.

Bedroom Two

13' 10" X 4' 5" (4.24m X 1.37m)

Radiator, double glazed window to front aspect.

Bathroom

7' 1" X 6' 5" (2.18m X 1.96m)

Fabulous refitted bathroom comprising floor standing bath with shower over, glazed screen, circular basin set on floating wooding plinth, low flush wc, ceramic tiling to splash areas, Velux window, ladder towel radiator.

Outside

Approached from the front of the cottage is the attractive landscaped garden, laid to part to paving and part slate shingle with retaining sleeper wall, flower and shrub beds, fully enclosed.

Outhouse

Power connected.

Please Note

EPC Rating: B Council Tax Band: E

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Electric.

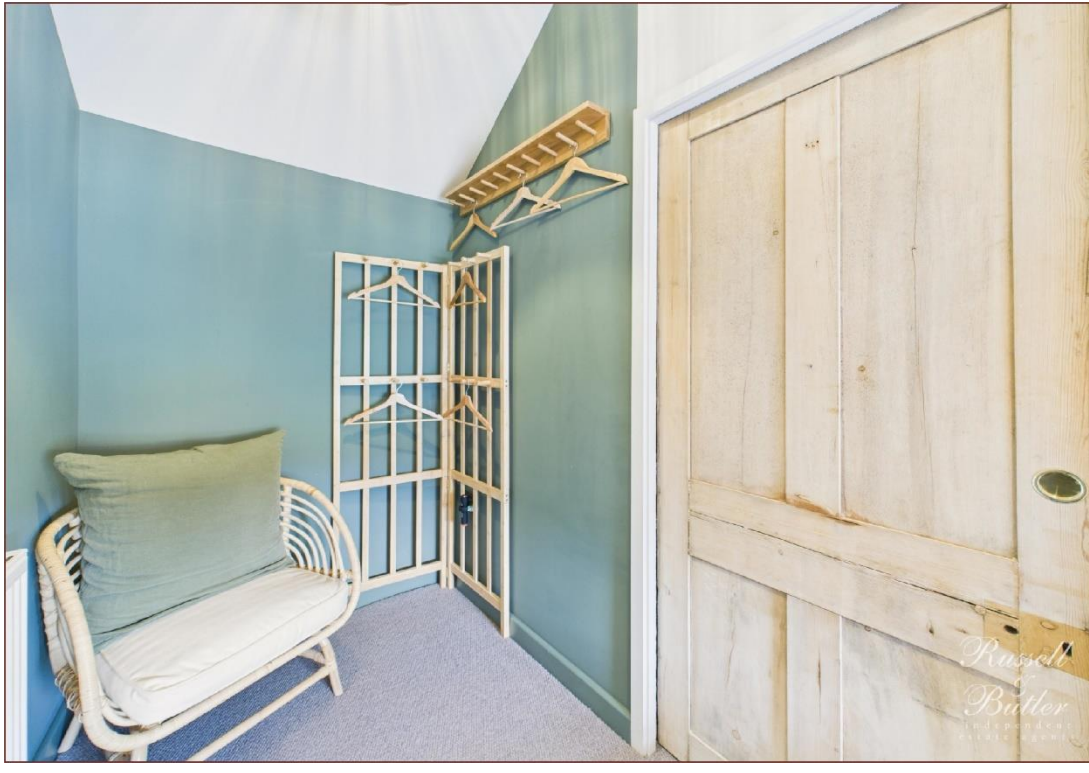
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra-fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: On Street parking.

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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INDEPENDENT
ESTATE AGENTS

Approximate total area⁽¹⁾

490 ft²

45.5 m²

Reduced headroom

1 ft²

0.1 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.

GIRAFFE 360

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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