

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



*Russell
& Butler*

Boughton Terrace, Evenley, NN13 5SE £1,295.00 PCM.

A beautifully presented two-bedroom cottage, full of charm and character, situated in the highly sought-after village of Evenley. The property offers a lovely combination of traditional cottage features and comfortable modern living, creating a warm and welcoming home. The ground floor features a spacious open-plan living area incorporating a sitting room, dining area and well-appointed kitchen, making it an ideal space for relaxing and entertaining. Upstairs, there are two attractive bedrooms and a fabulous bathroom, providing comfortable and well-proportioned accommodation. Outside, the property benefits from an attractive landscaped garden, designed for low maintenance and providing a pleasant space to enjoy. Accommodation comprises: Entrance porch, open-plan sitting room, dining room and kitchen, first-floor landing, two bedrooms and bathroom. Located within the desirable village of Evenley, the property offers a peaceful village lifestyle while providing a comfortable and characterful home. Council Tax Band: B Energy Rating: E. AVAILABLE NOW. £1295 PCM. A Holding deposit of £298.84 is required to reserve this property (based on the advertised rent). Deposit payable: £1494.23 . Minimum tenancy term: 12 months.



Please Note
AVAILABLE NOW

DEPOSIT INFORMATION:
£1295 PCM. A Holding deposit of £298.84 is required to reserve this property (based on the advertised rent).
Deposit payable: £1494.23

EPC RATING: E
COUNCIL TAX BAND: B

BROADBAND/MOBILE COVERAGE: Basic 5Mbps, Superfast 80Mbps and Ultrafast 1000 Mbps broadband available. 4G inside likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

UTILITIES: All mains supplies connected. Utilities payable by tenant.
FURNISHING STATUS: Un-furnished.
HEATING SOURCE: Gas
FLOOD RISK FROM RIVER: Very low
RIGHTS & RESTRICTIONS: N/A

BUILDING SAFETY: N/A
PLANNING PERMISSION: N/A
COALFIELD/MINING AREA: N/A
SEWERAGE: Mains Drainage connected

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Russell
Butler



*Russell
&
Butler*
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.

Visit us online: www.russellandbutler.com

