

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Brackley Lane, Calvert, MK18 2HF

Asking Price £289,995.00 Freehold

A good sized two bedroom end terrace house offered in good order throughout and benefitting from LPGas to radiator central heating, UPVC double glazing (except Lean to), sitting room with log burner, good size rear garden and a large double width garage to the rear. The accommodation comprises: Entrance hall, second entrance hall, cloakroom, sitting room, kitchen/dining room, study, two bedrooms and bathroom. Council Tax Band B. Energy rating awaited.



Entrance

Composite double glazed entrance door to:

Entrance Hall

Upvc double glazed window to front aspect, radiator, door to rear lean to, inset LED downlighting, "Worcester" LPG boiler supplying both domestic hot water and gas to radiator central heating.

Cloakroom

White suite of wash hand basin, low flush wc, inset LED downlighting, extractor fan.

Sitting Room

13' 3" X 12' 1" (4.04m X 3.69m)

Fireplace with log burner, radiator, Upvc double glazed window to front aspect, Door to:

Secondary Hallway

Radiator, stairs rising to first floor, composite double glazed door to front aspect.

Study

7' 7" X 6' 7" (2.33m X 2.02m)

Double radiator, Upvc double glazed window to rear aspect.

Kitchen/Dining Room

15' 5" X 6' 7" (4.72m X 2.02m)

Fitted to comprise inset single drainer ceramic sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, four burner gas hob, electric oven under, extractor canopy over, radiator, Upvc double glazed window to rear aspect, integrated fridge, radiator, tiled floor, inset LED downlighting, walk in pantry cupboard.

Rear Lean to/Utility Room

Plumbing for automatic washing machine, space for tumble dryer, work surface over with cupboard to side, door to rear garden.

First Floor Landing

Access to loft space with boarding, ladder and light.

Bedroom One

15' 6" X 9' 5" (4.73m Max into recess x 2.89m)

Radiator, Upvc double glazed window to front aspect, built in storage with hanging rail and shelving.

Bedroom Two

10' 4" X 7' 4" (3.15m X 2.24m)

Radiator, Upvc double glazed window to rear aspect.

Bathroom

7' 10" X 6' 11" (2.41m X 2.13m)

White suite of panel bath with mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, tiled floor, ladder towel radiator. Upvc double glazed window to rear aspect, extractor fan.

Front Garden

Open plan laid mainly to lawn, vehicular access to rear leading to double width garage and parking space.

Rear Garden

Well maintained and attractive rear garden, laid in two parts to lawn with well stocked flower and shrub beds and borders, vegetable garden with raised beds and greenhouse, patio, further paved area with log store, LPG storage tank, fully enclosed by timber fencing, south west facing.

Double width Garage

18' 2" X 14' 8" (5.55m X 4.48m)

Power and light connected, door to garden.

Please Note

Council Tax Band B

EPC Rating TBC

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard 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: Parking behind double garage.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

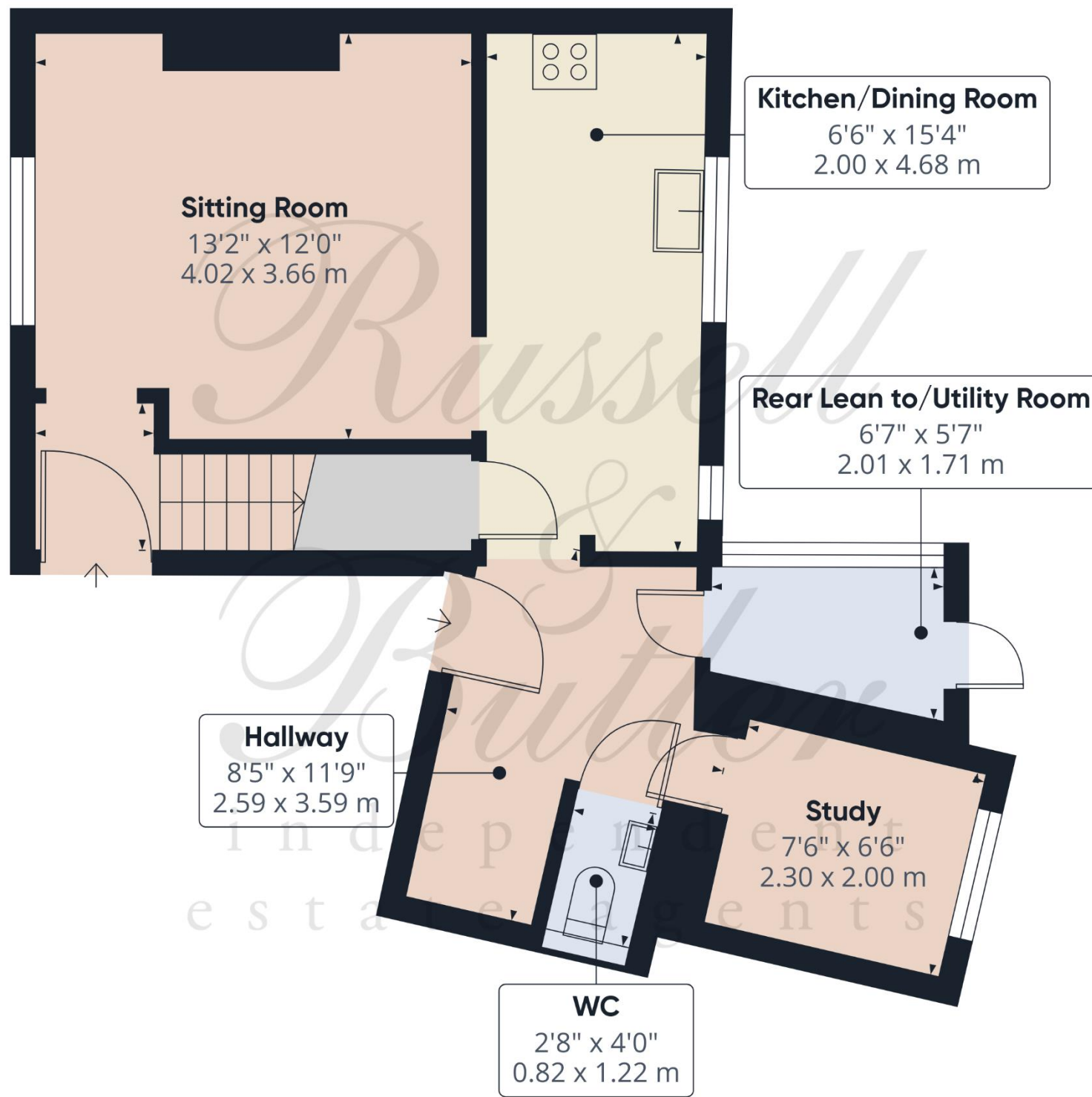
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Approximate total area⁽¹⁾

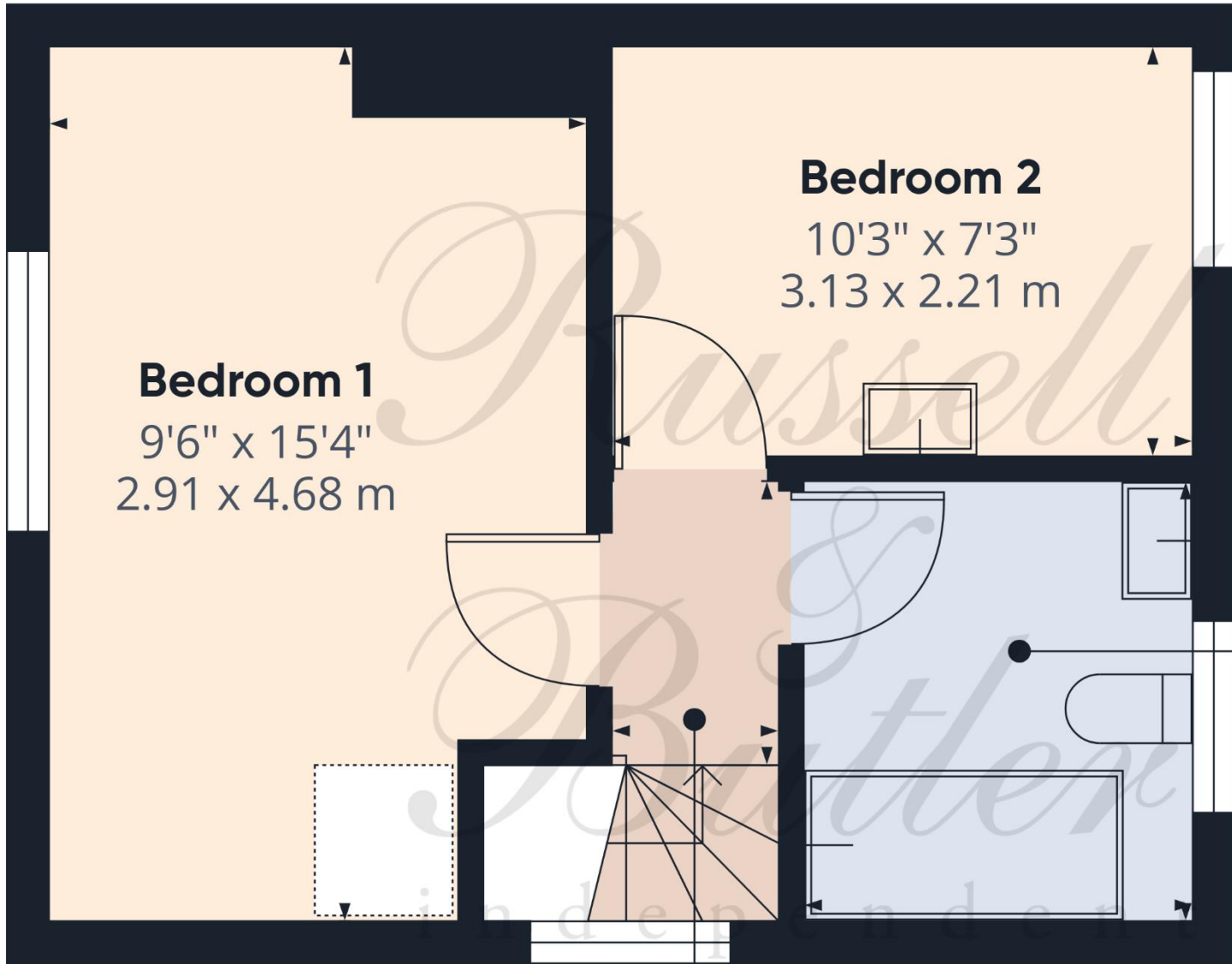
464 ft²
43.1 m²

(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.

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Bedroom 1
9'6" x 15'4"
2.91 x 4.68 m

Bedroom 2
10'3" x 7'3"
3.13 x 2.21 m

Bathroom
6'11" x 7'10"
2.12 x 2.39 m

Landing
2'11" x 4'11"
0.90 x 1.50 m

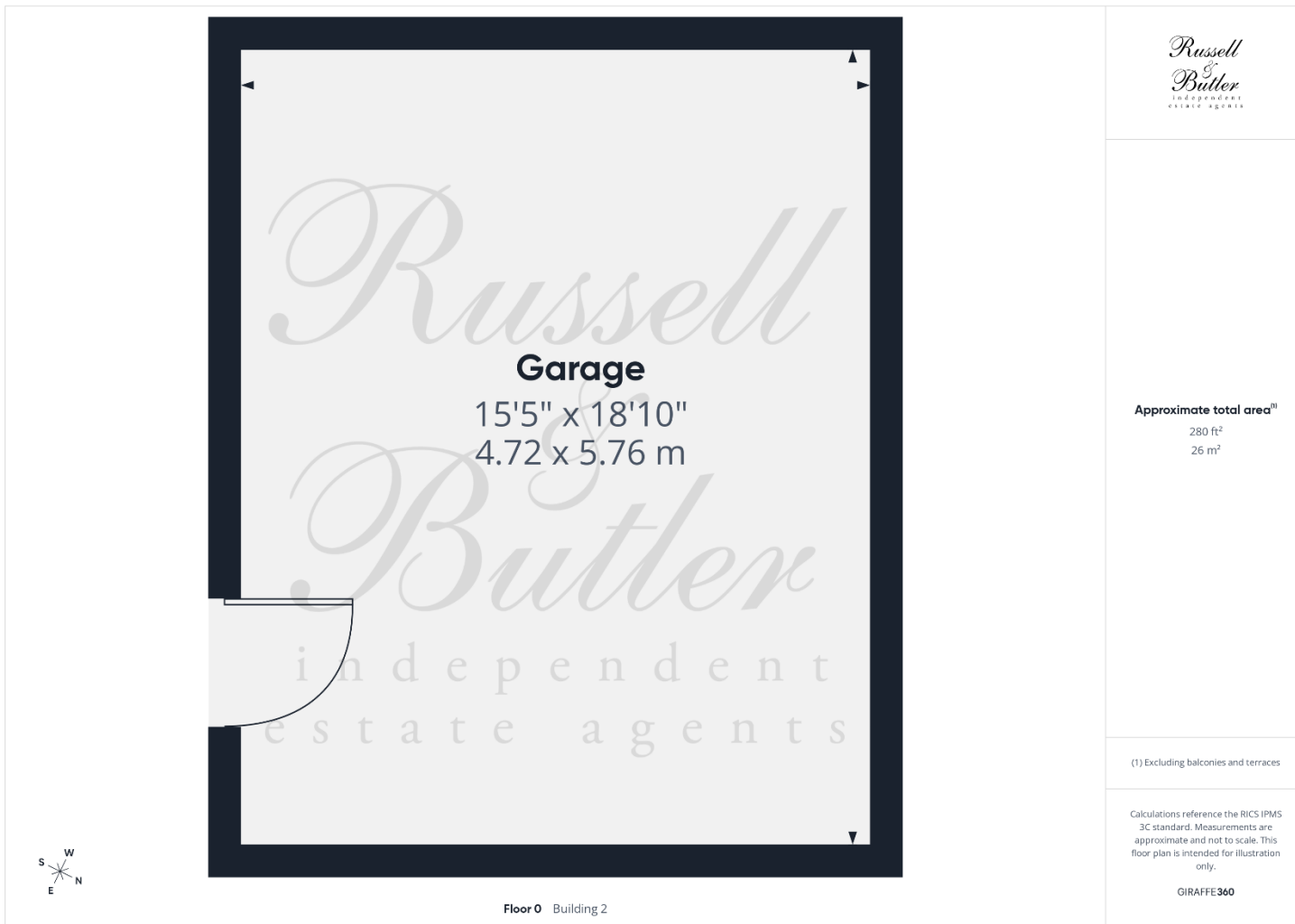
Approximate total area⁽¹⁾
274 ft²
25.5 m²

(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.

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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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