

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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West Street, Steeple Claydon, MK18 2NT

Asking Price £319,995 Freehold

Offered for sale with No Onward Chain, this very well presented two-bedroom character cottage located in the village of Steeple Claydon which benefits from a wide range of facilities and amenities. This lovely cottage further benefits from a re-fitted kitchen/diner, wood burning stove to the sitting room, gas to radiator central heating, a generous size rear garden, approx. 150ft and a spacious and useful garden home office or studio. The accommodation in brief: Entrance lobby with cloaks hanging space, hallway, sitting room with sash window and wood burning stove, a re-fitted kitchen/dining room with access to the rear garden, first floor landing, two bedrooms and the spacious bathroom with white suite. The rear gardens are in excess of 150ft with well stocked and established flower beds and borders, useful outbuildings for storage and a spacious garden/home office or studio offering a variety of uses such as a gym, hobby room or workshop. Energy Rating D. Council tax band B.



Entrance

Door to:

Entrance Porch

Providing access to accommodation with cloaks hanging space, double glazed window to side aspect, tiled flooring, door to:

Entrance Hall

Stairs rising to first floor.

Sitting Room

12' 0" X 11' 8" (3.68m X 3.56m)

Feature fireplace with wood burner and surround as fitted, wood laminate flooring, radiator, double glazed window to front aspect, under stairs storage cupboard.

Kitchen/Diner

14' 9" X 9' 0" (4.51m X 2.75m)

A re-fitted kitchen/diner range providing inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, of further range of base and eye level units, with work tops over, co-ordinating upstands, feature brick fireplace with space for range cooker, space and plumbing for washing machine, cupboard housing 'Worcester' boiler supplying both domestic hot water and gas to radiator central heating, wood laminate flooring, coving to ceiling, double glazed sash window to rear aspect, further double glazed window to the rear and part glazed door to the patio and rear garden.

First Floor Landing

Bedroom One

11' 10" X 8' 10" (3.63m Max to rear of fireplace x 2.7m Max)

Double glazed sash window to front aspect, feature cast iron fireplace, radiator, walk in wardrobe with hanging rail as fitted, double panel radiator.

Bedroom Two

12' 2" X 7' 6" (3.12m Max x 2.31m Max to rear of fireplace)

Upvc double glazed window to rear aspect, radiator, feature cast iron fireplace.

Bathroom

9' 1" X 6' 9" (2.78m X 2.08m)

White suite of panel bath with mixer tap and shower over, glazed screen, pedestal wash hand basin, low level wc, tiling to splash areas, Upvc double glazed window to rear aspect, radiator, access to loft space, built in storage cupboard.

Front Garden

Enclosed by picket fencing, gated access to property entrance, laid partly to lawn, established planting, outside light.

Rear Garden

The rear garden is approx. 150ft with several useful storage outbuildings, outside tap, paved patio area, established flower and shrub beds, gravel seating area, pathway to garden office/studio.

Garden Office /Studio

11' 8" X 15' 0" (3.58m X 4.59m)

An ideal space for the home worker with power and light connected, coving to ceiling, Upvc double glazed window to rear and front aspects.

Please Note

EPC Rating: D Council Tax Band: B

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 5500Mbps download and 5500Mbps 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 only.

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

Pursuant to the terms of the Estates Act 1979. We disclose that the seller of this property is an employee of Russell & Butler.

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.



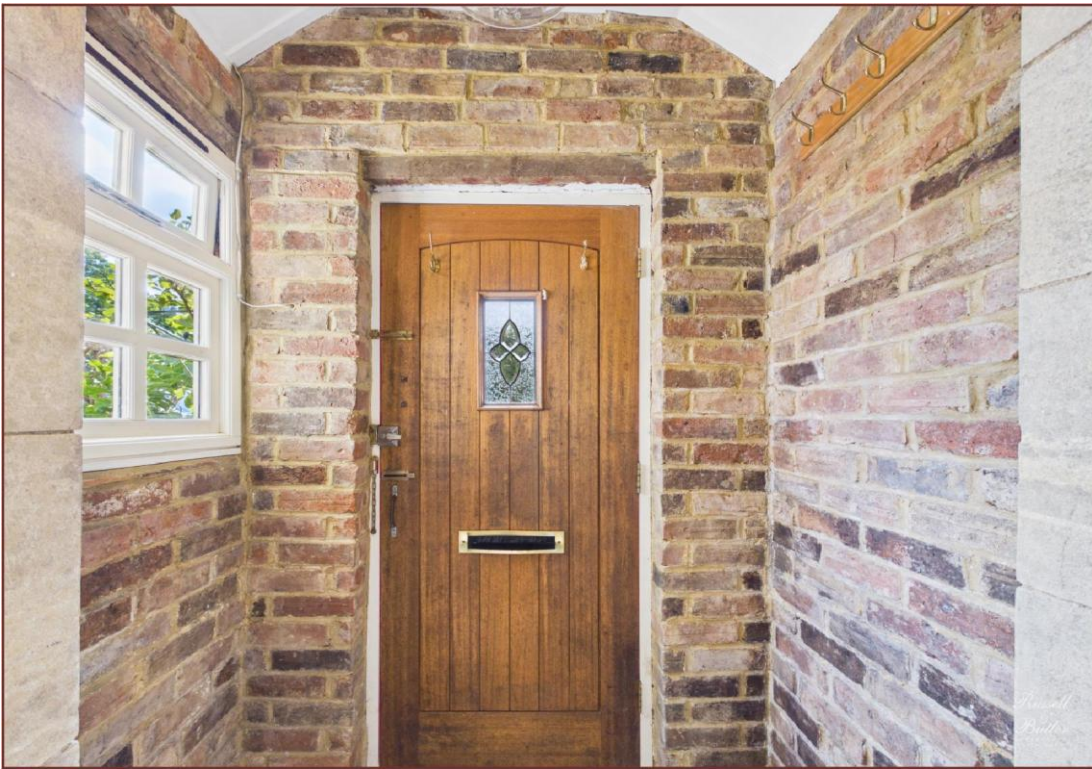


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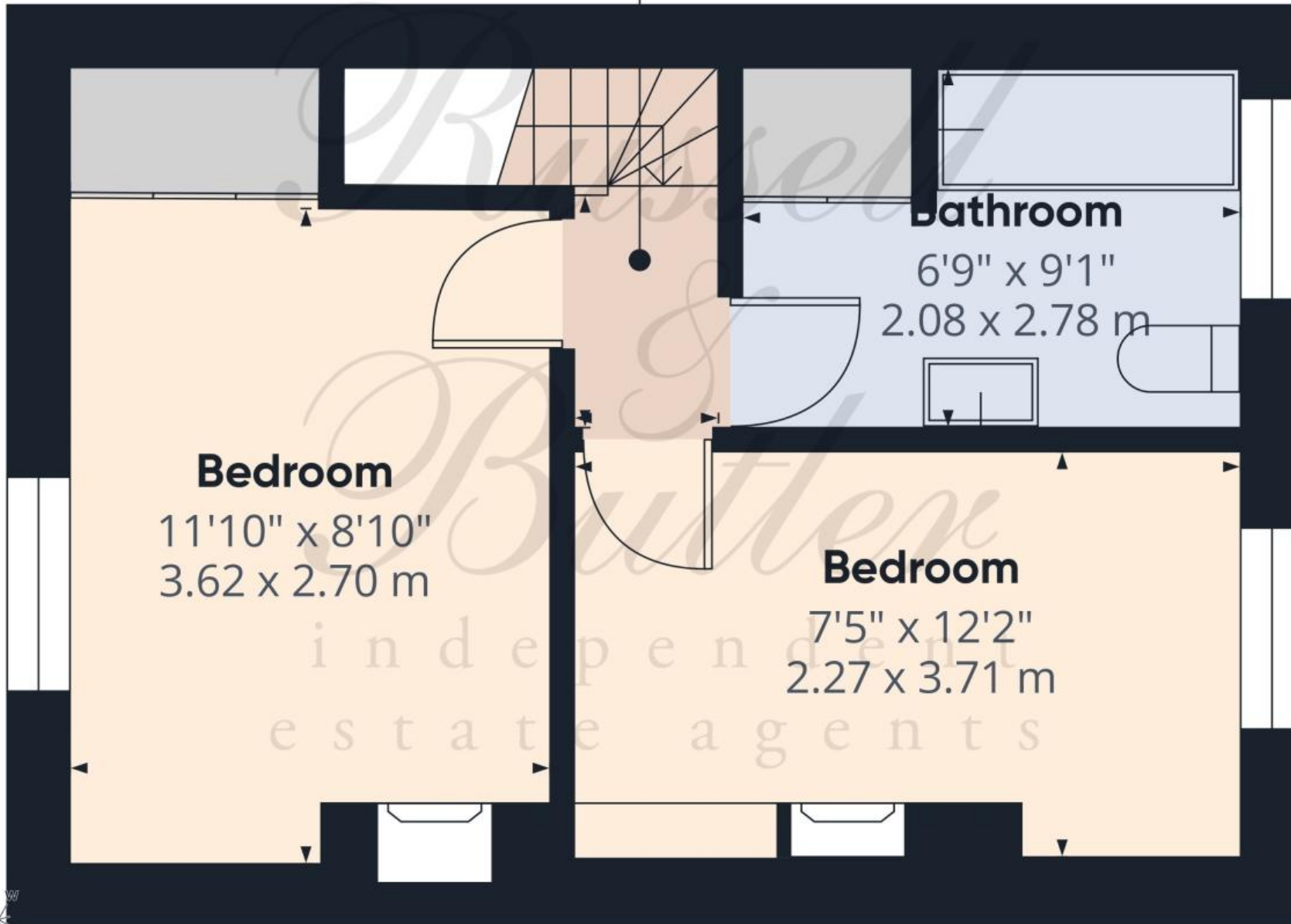
Approximate total area⁽¹⁾
312 ft²
29.1 m²

(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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Landing
4'0" x 2'8"
1.22 x 0.82 m



Approximate total area⁽¹⁾
273 ft²
25.4 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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