



COBBS
GARDEN
COTTAGE

FINE & COUNTRY
FOR SALE
01234 975999

97 High Street

Olney MK46 4EF

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A stone built town house located in the very popular High Street in Olney with well proportioned accommodation arranged over three floors. The property is offered with vacant possession and has the unusual benefit of having a spacious cellar ideal for storage of rarely used items or those favoured wines. Within easy walking distance of all Olney's Artisan shops, restaurants, doctors, dentists and coffee houses this fine building provides an excellent home for those seeking convenience and accessibility to the essentials of modern day living..

The accommodation comprises: Entrance hall, Cellar, Cloakroom, Lounge, Kitchen/breakfast room, Utility room, Three bedrooms with en suite to master bedroom, Family bathroom, Private secluded courtyard garden to the rear with a westerly aspect. Central heating is by gas fired radiator and there is high quality double glazing installed.

Ground Floor

Entrance hall - Solid wooden door with sunrise window over. Cellar hatch incorporated within the floor. Staircase to first floor. Radiator.

Cloakroom - Quite a considerable space and could easily accommodate a shower if required. The cloakroom is fully tiled with a wash basin, WC, extractor fan and radiator.

Lounge - An excellent focal point is the splendid marble fireplace. The windows to the front looking towards the High Street have close folding wooden shuttering. Radiator.

Kitchen/breakfast room - Accessed by a part glazed door from the lounge and well equipped to provide a one and a half bowl sink unit with cupboards under. Further extensive range of cupboard and drawer units to base and high levels with Quartz worktops and splash areas. Built in oven and hob unit and integrated dishwasher. Door to courtyard garden at the rear.

Utility room - Plumbing for a washing machine and space for a tumble dryer. Built in cupboards. Extractor fan.





First Floor

The staircase rises to the first floor with a built in cupboard at the foot of the stairs.

Bedroom One - There are 2 windows on the front elevation, a shelving unit and recessed ceiling lighting. Radiator.

Bedroom Two - Built in wardrobe with central vanity unit. Window to rear elevation. Radiator.

Bedroom Three - This bedroom is located on the second floor with windows overlooking the High Street. The central heating boiler is located in this room and there is an eaves storage cupboard.

Family bathroom - Fully tiled to comprise a suite of panelled bath, wash basin and WC. Ladder radiator. Extractor fan.

Outside

A west facing courtyard garden is set to the rear of the property enclosed by a high brick wall and fencing providing complete seclusion and privacy. The courtyard is paved and has various flower beds. A gateway in the fencing opens to a private walkway leading to a lockable garden gate which provides an independent external access to the garden.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

Notice to purchaser

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof off, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.





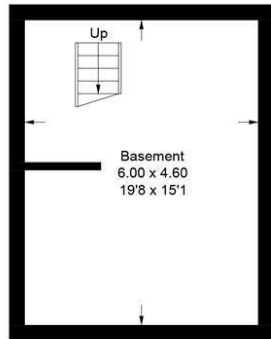




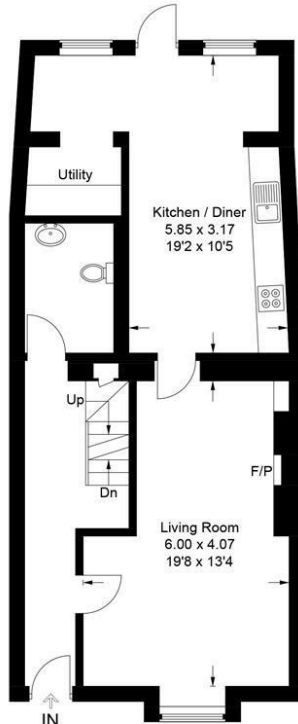
Approximate Gross Internal Area
 Basement = 27.6 sq m / 297 sq ft
 Ground Floor = 64.2 sq m / 691 sq ft
 First Floor = 44.3 sq m / 477 sq ft
 Second Floor = 17.6 sq m / 189 sq ft
 Total = 153.7 sq m / 1,654 sq ft
 (Excluding Eaves)



Second Floor

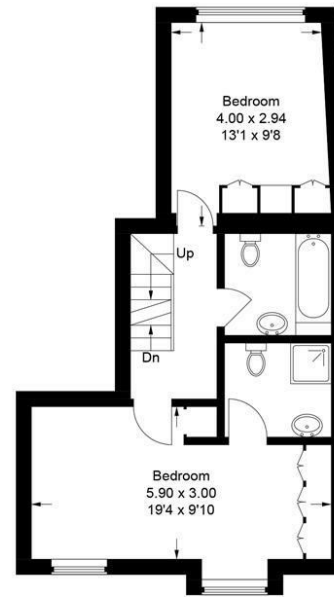


Basement



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(02 plus) A			(02 plus) A
(01-01) B			(01-01) B
(09-00) C			(09-00) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	79	England & Wales
		61	EU Directive 2002/91/EC



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