

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Buckingham Road, Steeple Claydon, MK18 2QB

Asking Price £425,000

An attractive three/four bedroom detached cottage style house situated in a non estate location in this popular village location. The property has the advantages of: Gas to radiator central heating, double glazing, a re-fitted En-suite shower room, a useful storage/utility room, separate dining room, good sized rear garden and a driveway providing parking for up to six cars. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, ground floor bedroom four, kitchen, storage/utility room, first floor landing, bedroom one with en-suite shower room, two further double bedrooms and a family bathroom. Council Tax Band D. Energy rating C.



Entrance

Composite entrance door to:

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, sealed unit double glazed window to side aspect, ceiling beams.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, extractor fan.

Sitting Room

15' 11" X 10' 9" (4.86m X 3.30m)

Inglenook style feature fireplace with wood burner, double radiator, two sealed unit double glazed windows to side aspect, double French patio doors to rear garden, ceiling beams.

Dining Room

8' 0" X 7' 10" (2.45m X 2.39m)

Radiator, Upvc double glazed window to front aspect.

Ground Floor Bedroom Four

9' 10" X 9' 9" (3.01m + Recess x 2.98m)

Double radiator, ceiling beams, sealed unit double glazed sash window to rear aspect.

Kitchen

12' 4" X 5' 10" (3.78m X 1.79m)

Inset single drainer ceramic sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, five burner gas hob with electric oven under, extractor canopy over, plumbing for automatic dishwasher, cupboard housing "Potterton" gas fired boiler supplying both domestic hot water and gas to radiator central heating, two sealed unit double glazed sash windows to front and side aspects, composite double glazed door to side.

Inner Lobby

Doors to utility and ground floor bedroom Four.

Utility Store

8' 6" X 6' 11" (2.60m X 2.13m)

Plumbing for automatic washing machine.

Bedroom One

14' 8" X 13' 0" (4.48m X 3.97m)

Double radiator, three sealed unit double glazed windows to side and rear aspects, ceiling beams.

En-Suite

7' 10" X 6' 0" (2.41m X 1.83m)

White suite of fully tiled walk in shower, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, radiator, sealed unit double glazed sash window to rear aspect, ceiling beams.

Bedroom Two

12' 6" X 9' 0" (3.83m X 2.75m)

Double radiator, sealed unit double glazed sash window to front and side aspects, ceiling beams.

Bedroom Three

10' 6" X 8' 1" (3.21m X 2.47m)

Double radiator, access to loft space, sealed unit double glazed sash windows to front aspect, ceiling beams.

Family Bathroom

White suite of panel bath with mixer tap and shower attachment, ceiling beams, sealed unit double glazed window to side aspect.

Front Garden

Outside tap, outside light, gated side access to:

Rear Garden

Laid to lawn, flower and shrub beds and borders, paved patio, outside lighting, fully enclosed by beech hedge and timber fencing.

Please Note

EPC Rating: C.

Council Tax Band: D.

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 & Superfast broadband available. Offering highest speeds of 300Mbps download and 48Mbps 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: Driveway 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.

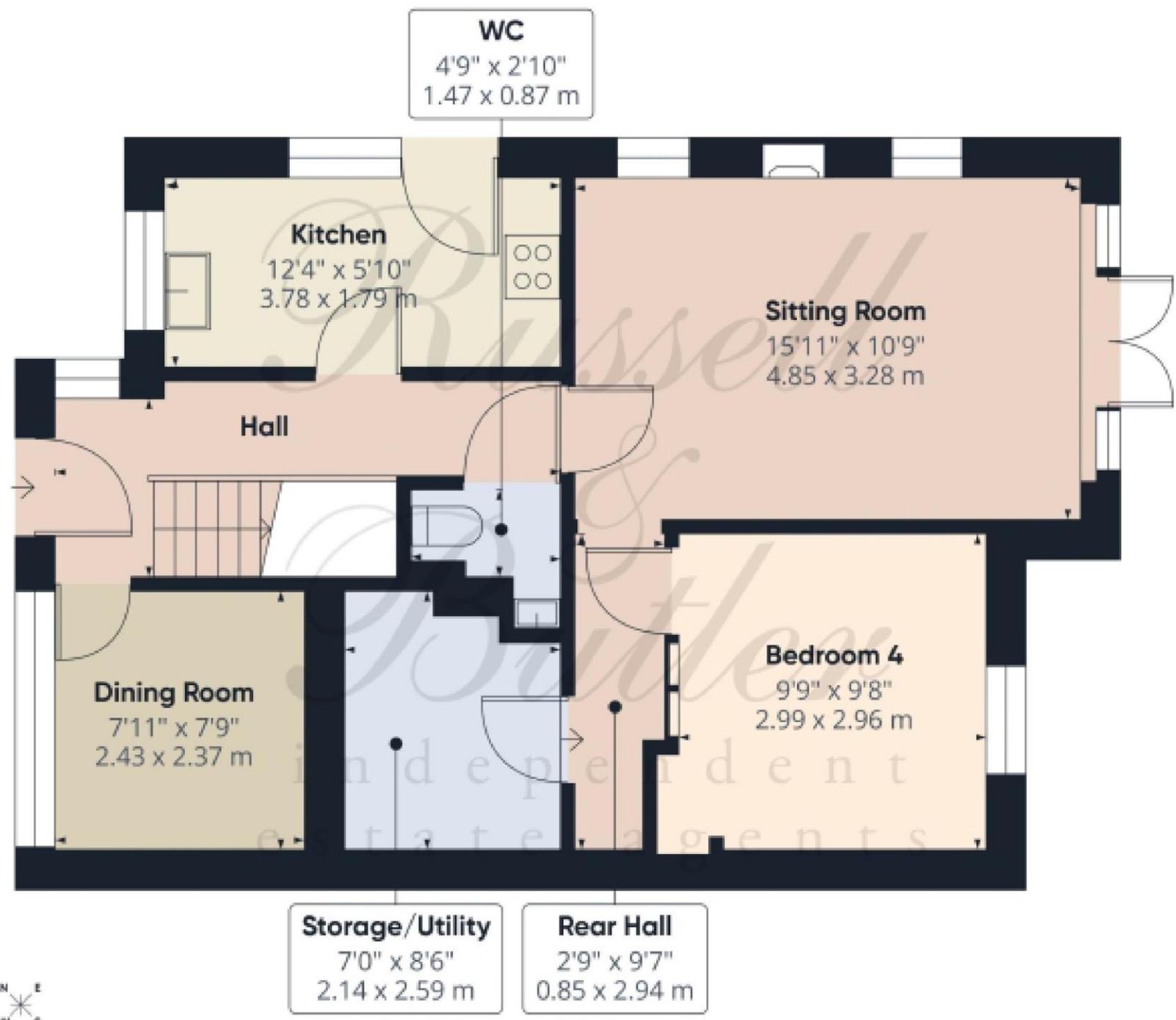


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Approximate total area⁽¹⁾
583 ft²
54.1 m²

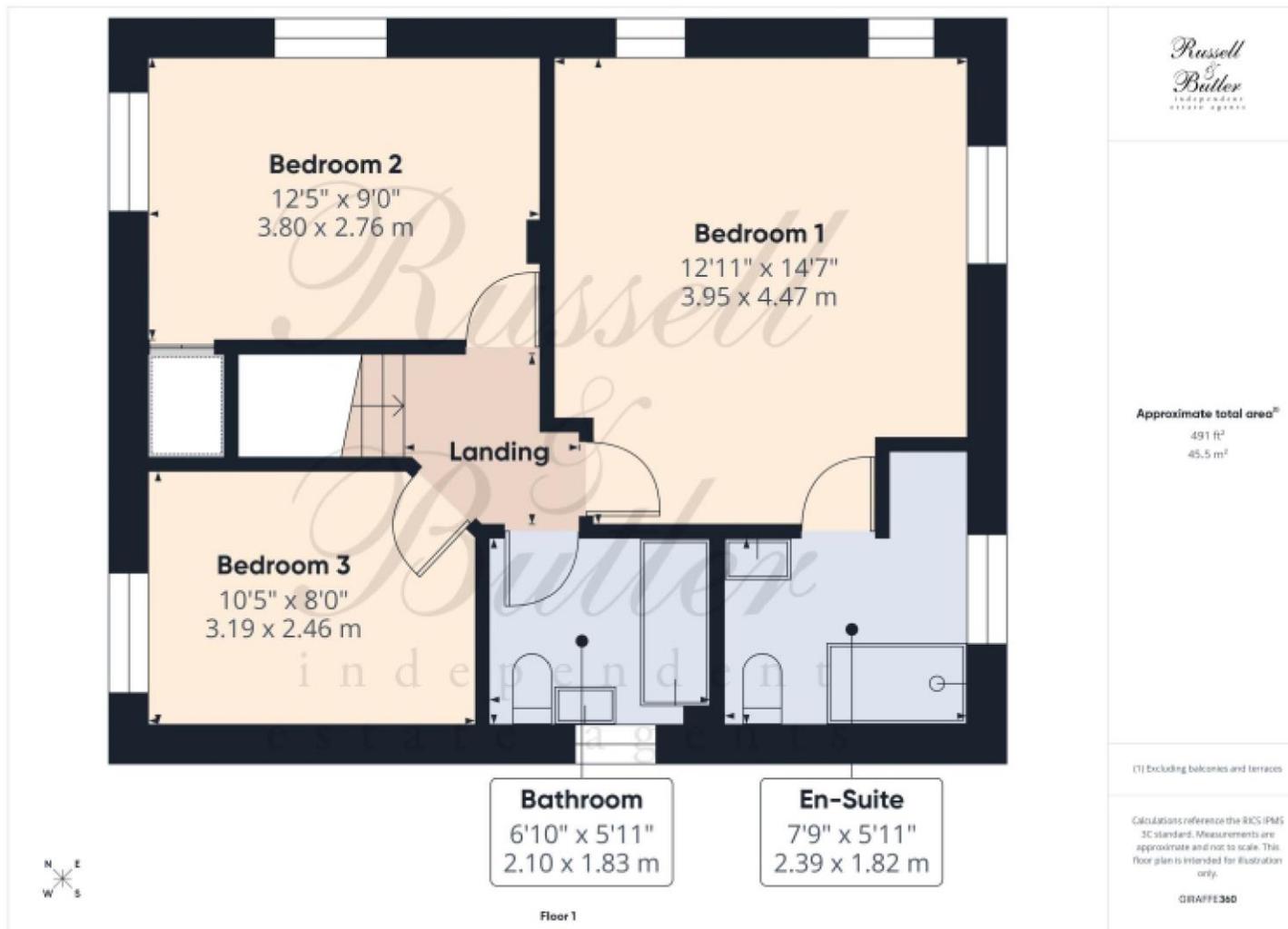
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE350



Floor 0



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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