

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

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Ashgrove, Steeple Claydon, MK18 2NW

Asking Price £220,000.00 Freehold

A well presented two bedroom mid terraced property situated in a village location and within walking distance of amenities. The property benefits from being offered for sale with NO UPPER CHAIN, Upvc double glazing throughout, gas to radiator central heating & detached garage in a block. The accommodation in brief: Entrance porch, lounge, kitchen/breakfast room, first floor landing, bedroom one with two storage cupboards, bedroom two and the family bathroom. There are open plan gardens to the front and an enclosed rear garden and a single garage in a nearby block. EPC Rating C. Council tax band B.



Entrance

Wooden entrance door to:

Entrance Hall

Radiator.

Sitting Room

13' 3" X 12' 4" (4.04m X 3.76m)

Box bay style, Upvc double glazed window to front aspect, radiator, stairs rising to first floor, archway to kitchen.

Kitchen/Breakfast Room

13' 3" X 7' 1" (4.04m X 2.16m)

Fitted to comprise integrated stainless steel single drainer sink unit with mono bloc mixer and cupboard under, further range of base and eyelevel units, rolled edge work tops, ceramic tiling to splash areas, space for free standing cooker, fridge freezer and washing machine, Upvc double glazed window to rear aspect, Upvc double glazed French doors to rear garden.

Bedroom One

10' 11" X 10' 0" (3.34m X 3.07m)

Built in wardrobe with hanging rail and housing gas fired boiler, airing cupboard housing hot water tank, shelving, radiator, two Upvc double glazed windows to rear aspect.

Bedroom Two

8' 6" X 7' 0" (2.60m X 2.15m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

Suite of panel bath with shower attachment, pedestal wash hand basin, low level wc, radiator, ceramic tiling to all splash areas, Upvc double glazed window to rear aspect.

Front Garden

Laid mainly to lawn with flower bed.

Rear Garden

Fully enclosed and laid to paved patio, flower border, outside tap, and rear gated access.

Garage

16' 3" X 7' 11" (4.96m X 2.43m)

Single garage in a detached block, up and over door.

Please Note

EPC Rating: C.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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: Garage and One allocated parking space.

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

Mortgage Advice

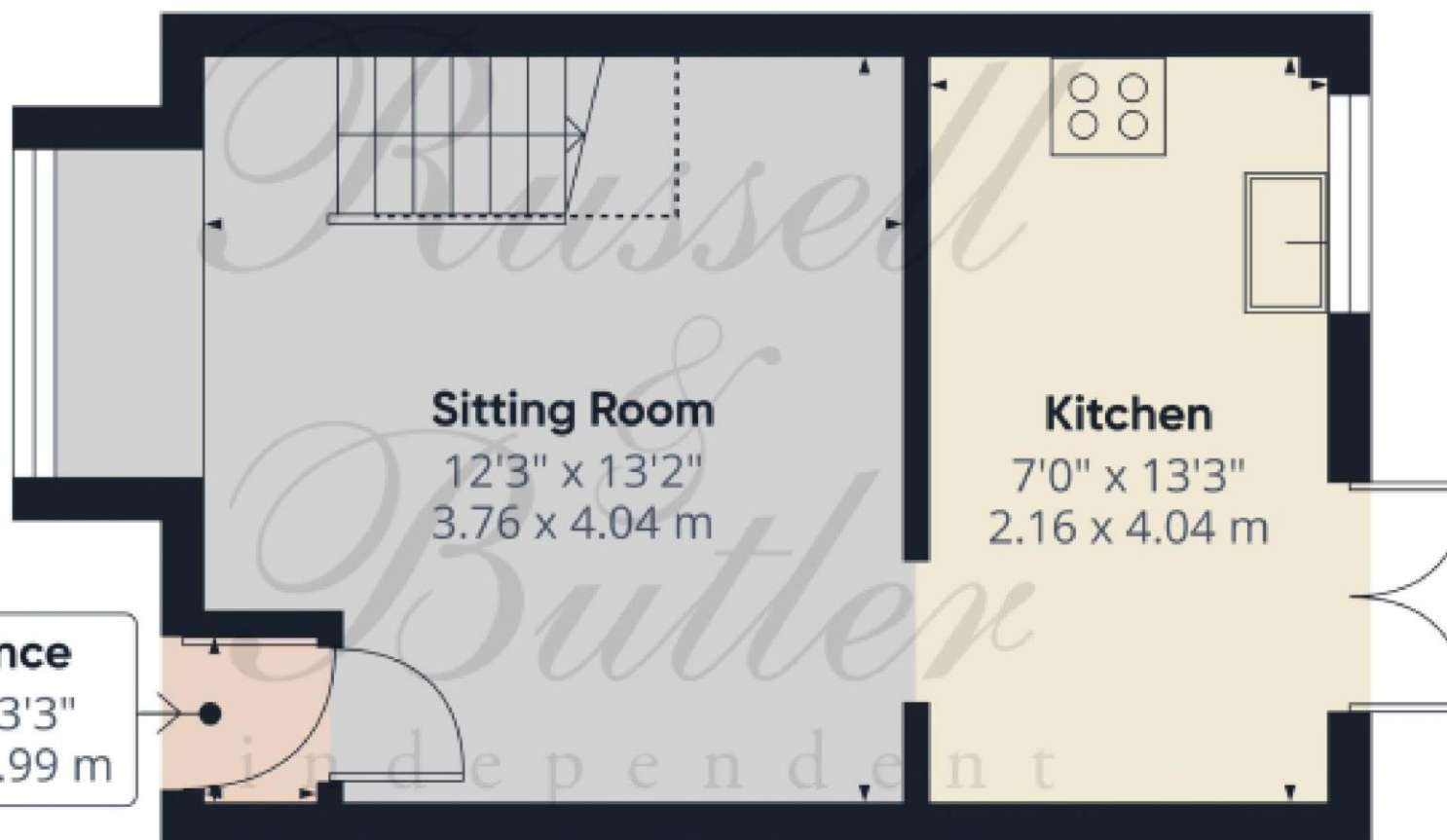
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Approximate total area⁽¹⁾

274 ft²

25.4 m²

Reduced headroom

14 ft²

1.3 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.

GBA/PFE350





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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