

*Russell & Butler*  
independent estate agents

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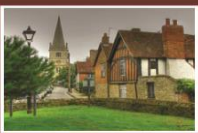
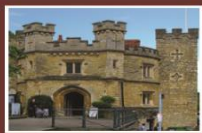




## 40 Ashgrove Steeple Claydon MK18 2NW

**£217,500 Freehold**

\*\*\*No upper chain\*\*\*A very well presented two bedroom property situated in a village location, walking distance of village amenities. The property would make an ideal first time buy and benefits from a refitted kitchen, refitted bathroom, Upvc double glazing and a refitted boiler, a single garage in a nearby block and space in front for two cars. The accommodation fully comprises: Entrance porch, sitting room, refitted kitchen with breakfast bar area, first floor landing, two bedrooms, refitted bathroom, single garage, allocated parking and gardens to front and rear. EPC Rating C.



## **Entrance**

Door to:

## **Entrance Porch**

A range of shelving, door to:

## **Sitting Room**

**13' 5" x 12' 5" (4.08m Max, 2.92 Min x 3.78m Max, 2.92 Min)**

Stairs rising to first floor, radiator, Upvc double glazed window to front aspect.

## **Kitchen/Breakfast Room**

**13' 4" x 7' 0" (4.07m x 2.14m)**

Refitted to comprise a range of base and eye level units, sink unit with monobloc mixer tap, cupboard under, worktop over, tiling to splash areas, space for fridge freezer, integrated washer dryer, integrated oven and hob, Upvc double glazed window to rear aspect, door to rear, radiator, built in breakfast bar, extractor hood, cupboard housing 'Worcester' boiler, wood effect tiled to floor.

## **Bedroom One**

**13' 5" x 11' 0" (4.09m x 3.35m)**

Two Upvc double glazed windows to front aspect, radiator, built in dressing area, access to loft space.

## **Bedroom Two**

**8' 8" x 7' 1" (2.63m x 2.16m)**

Upvc double glazed window to rear aspect, radiator.

## **Family Bathroom**

Refitted to comprise, white suite of bath with separate shower as fitted, shower over, wash hand basin with monobloc mixer tap, cupboard under, low level WC, tiling to splash areas, tiled floor, Upvc double glazed window to rear aspect, heated towel rail.

## **Front Garden**

Laid to lawn, gate leading to property entrance.

## **Rear Garden**

Paved patio area, graveled areas, shed, gated access.

## **Garage**

In a nearby block, space for two cars in front.

## **Please Note**

All mains services connected.

Council Tax Band: B

EPC rating: C

## **N.B.**

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.

## **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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.Jarvis@mab.org.uk](mailto:clare.Jarvis@mab.org.uk).

# Energy performance certificate (EPC)

40, Ashgrove  
Steeple Claydon  
BUCKINGHAM  
MK18 2NW

Energy rating

C

Valid until 3 November 2026

Certificate number

8098-8745-3229-6206-0963

## Property type

Mid-terrace house

## Total floor area

48 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)







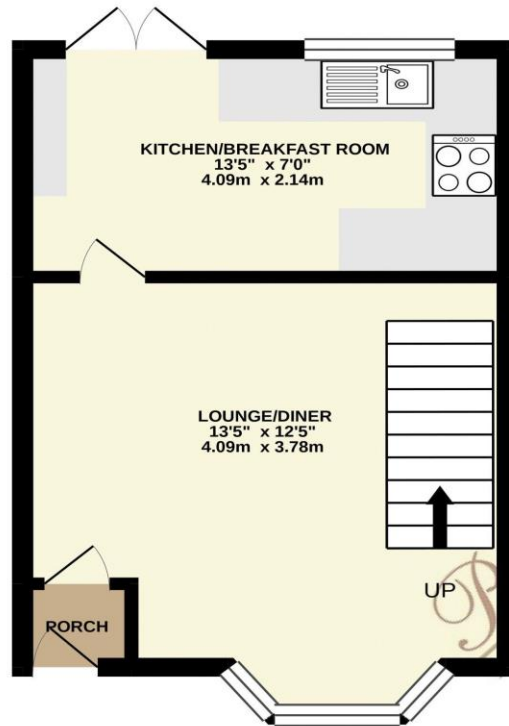




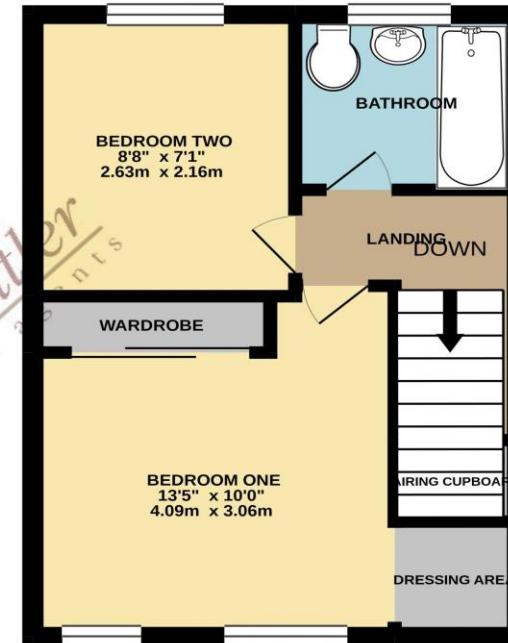




GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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