

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

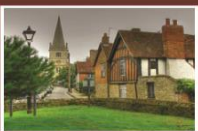
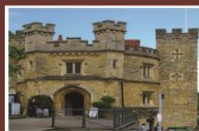
t: 01280 815999 e: sales@russellandbutler.com



2 Church Street, Maids Moreton, MK18 1QE

£350,000 Freehold

We are pleased to offer for sale this well presented picturesque cottage situated in the desirable village of Maids Moreton not far from Buckingham. The property offers a wealth of charm and character throughout including fireplace with wood burning stove, exposed beams, exposed brickwork and tiled and wooden flooring. The cottage benefits from having gas to radiator central heating and being situated in a popular village location, in catchment for good local schooling. The accommodation fully comprises: Sitting room with storage open through to the snug, kitchen/breakfast room, dining room, downstairs shower room, basement study, first floor landing with storage, two bedrooms and a family bathroom. To the outside there is a good sized rear courtyard. EPC rating E.



Entrance

Door to:

Sitting Room

15' 2" x 12' 6" (4.63m rear of fire, 4.08m to fireplace x 3.80m)

Fireplace with wood burner, radiator, exposed beams, Quarry tiled floor, under stairs storage space, open storage for logs, open through to:

Snug

9' 2" x 7' 11" (2.80m x 2.42m)

Radiator, feature fireplace, stairs leading to study, exposed beams, solid wood flooring.

Study

Radiator.

Kitchen

16' 5" x 11' 7" (5.00m x 3.52m Max, 2.14 Min)

A range of base and eye level units, 'Belfast' sink with mixer tap, space and plumbing for dishwasher and washing machine, space for dryer, space for range cooker and space for fridge freezer, breakfast bar area, tiled floor, exposed beams, Upvc double glazed window to side aspect, door to side.

Dining Room

15' 5" x 9' 8" (4.70m x 2.94m)

Upvc double glazed window to side aspect, radiator, French doors to side aspect, exposed brick and beams, solid wood flooring.

Downstairs Shower Room

Fully tiled, shower, basin with mixer tap, low level wc, heated towel rail, window to side aspect, extractor unit, downlighters.

First Floor Landing

Airing cupboard housing 'Zanussi' gas fired boiler with shelving as fitted, access to loft space.

Bedroom One

12' 10" x 8' 6" (3.90m x 2.60m)

Window to front aspect, radiator.

Bedroom Two

9' 9" x 7' 9" (2.97m x 2.37m)

Window to front aspect, radiator.

Family Bathroom

White suite of bath with shower attachment, low level wc, pedestal wash hand basin, radiator, extractor fan, wood flooring.

Outside

Front Aspect

Gated access to rear.

Rear Courtyard Garden

Paved patio area, storage shed, three outside lights, outside tap.

Please Note

Council Tax Band: D EPC Rating: E

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.

Energy performance certificate (EPC)

2, Church Street Maids Moreton BUCKINGHAM MK18 1QE		Energy rating E
Valid until 8 July 2030	Certificate number 0288-7011-7253-4080-9274	

Property type

Detached house

Total floor area

96 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>).

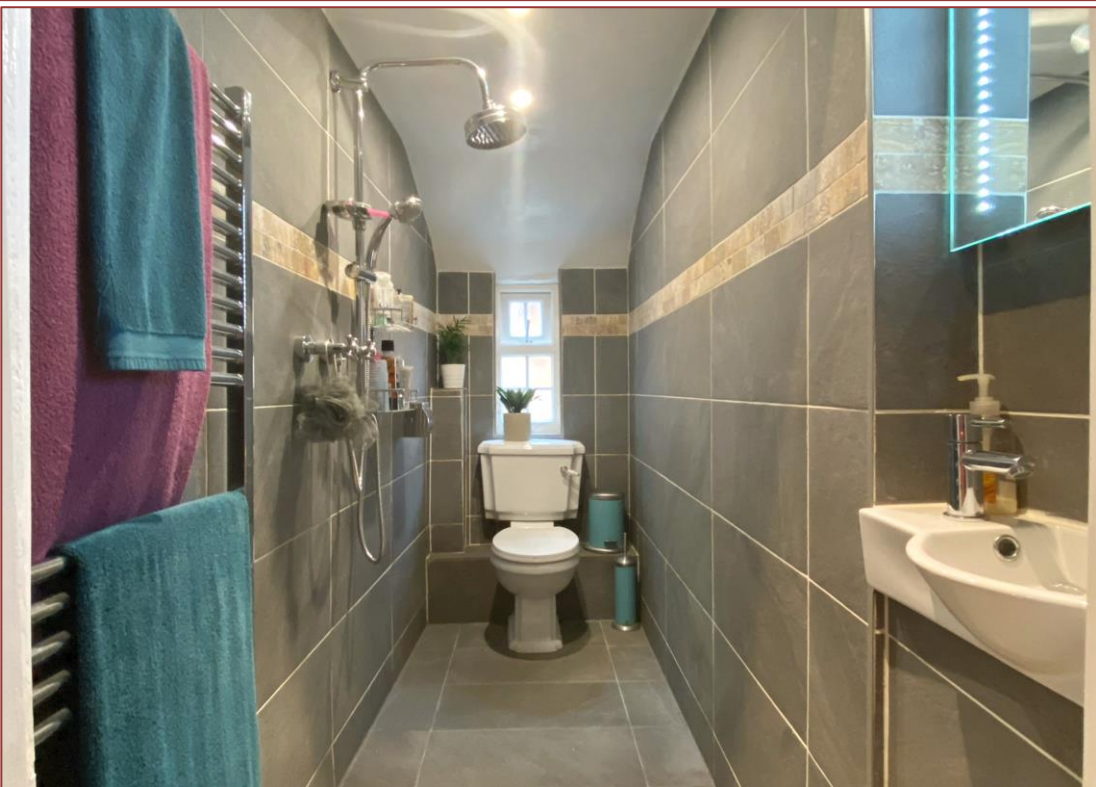
Energy efficiency rating for this property

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

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



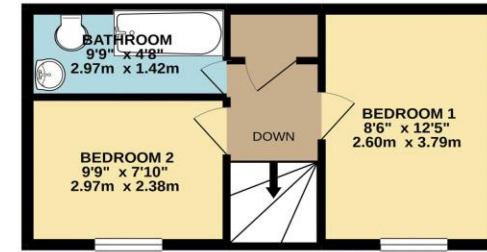
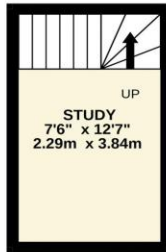




BASEMENT
95 sq.ft. (8.8 sq.m.) approx.

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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