



## Vicarage Close

Steeple Claydon | Buckingham | Buckinghamshire |  
MK18 2PU





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Williams Properties are delighted to present this fantastic three bedroom mid-terrace home in Steeple Claydon, Buckinghamshire. The property itself consists of a living room, kitchen/diner, three bedrooms and bathroom. Outside, there is an enclosed front and rear garden, with a driveway for one vehicle to the rear. Viewing comes highly recommended on this fantastic house, ideal for a first time buyer.

## Guide price £240,000

- Three Bedrooms
- Kitchen/Diner
- Driveway to the Rear
- Close to Shops
- Mid-Terrace
- Village Location
- Desirable Area
- Viewing Highly Recommended

### Steeple Claydon

Steeple Claydon is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. The village is about 5 miles south of Buckingham, 5 miles west of Winslow and 7 miles northwest of Waddesdon. Steeple Claydon is now one of the largest villages in the Aylesbury Vale. It has two public houses, a Co-op supermarket, a newsagent, a bakery, a post office, a hairdresser, a fish & chips shop, a Chinese Takeaway, a dentist, a doctor's surgery and two garages. There are excellent transport links.

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

All main services available.

### Entrance

Enter via the front door into the entrance hall. There is a door leading to the living room and stairs rising to the first floor landing.

### Living Room

Living room consists of carpet laid to the floor, window to the front aspect and a door leading to the kitchen/diner. There is ample space for a three piece suite and other living room furniture.





The property is located on a quiet residential road in the heart of Steeple Claydon, which in itself offers residents a range of facilities including a Co-Op grocery store, fish and chip shop and various public houses. Local schools include Steeple Claydon School for infants and juniors, and Buckingham School (secondary comprehensive) and Royal Latin School (secondary Grammar).



### Kitchen/Diner

Kitchen/diner consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset double oven, induction hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine and dishwasher, with space for a fridge/freezer. There is space for a dining set and other dining room furniture. There is a door for storage and two sets of double doors leading out the rear garden.

### First Floor

Carpeted stairs rise to the first floor landing. There are doors leading to all three bedrooms, bathroom and storage cupboard.

### Bedroom One

Bedroom one consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of carpet laid to the floor, storage cupboard and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Three

Bedroom three consists of carpet laid to the floor, storage cupboard and a window to the front aspect. There is space for a bed and other bedroom furniture.

### Bathroom

Bathroom suite consists of tiles laid to the floor and to the surround. There is a p-shaped bathtub, hand wash basin and low level WC. Window to the front aspect.

### Front Garden

Enclosed front garden with patio leading from the front door, with grass laid to the remainder. There is a wooden gate for front access.

### Rear Garden

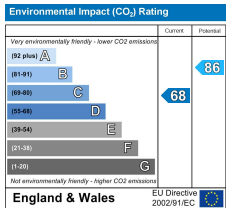
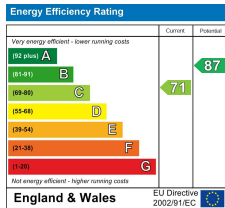
Enclosed rear garden with decking leading from the kitchen/diner, with grass and a concrete driveway laid to the remainder. There is a wooden gate for rear access.

### Parking

There is a driveway for one vehicle to the rear of the property.

### Buyer Notes

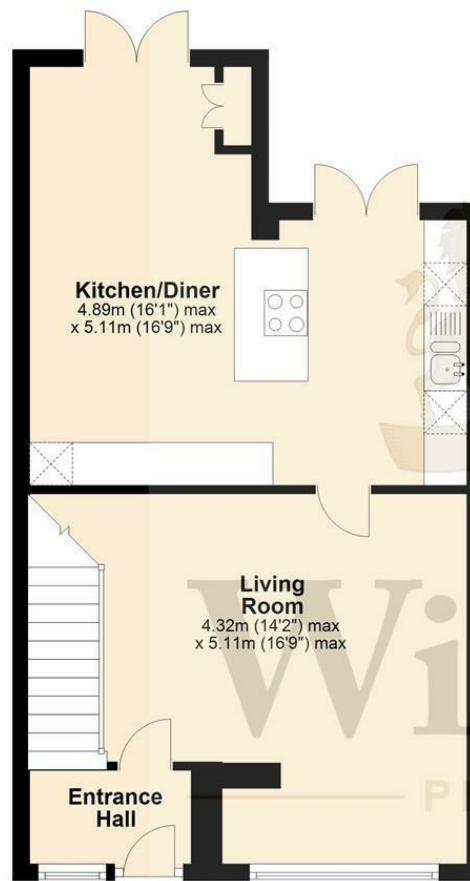
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





## Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

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 & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



**Williams Properties**  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

**Email:** sales@williamsaylesbury.co.uk  
**Web:** www.williamsaylesbury.co.uk  
**Tel:** 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.