



East Street, Olney, MK46 4AP

24 East Street
Olney
Buckinghamshire
MK46 4AP

Guide Price £325,000

A stone built cottage close to Olney Town Centre offering an abundance of character and with an extremely comforting ambience. The property is convenient to all amenities and would make an excellent home for those seeking a welcoming property with period features.

The accommodation comprises: Sitting room, Kitchen, Two double bedrooms, Bathroom, Gas fired radiator central heating, Garden to rear and off road parking for one vehicle.





Ground Floor

Sitting room - Grand inglenook fireplace with exposed bressumer crossbeam and paved hearth. There are two windows to the front elevation with made to measure shuttering. Recessed lighting to ceiling. Thermostat. Staircase rising to the first floor. Two radiators.

Kitchen - Single bowl sink unit with cupboard under. Additional cupboards to base and high levels. Ample work surfaces. Tiling to splash areas. Built in oven, hob and extractor hood. Wall mounted gas fired boiler serving the domestic heating and hot water systems. Tiled flooring. Stable door to garden. Window to rear elevation. Radiator.

First floor

Landing with access to loft space.

Bedroom One - Exposed ceiling beam. Recessed area suitable for wardrobe. two windows to the front elevation with made to measure shuttering. Radiator.

Bedroom Two - Exposed beams. Window to the rear with made to measure shuttering. Radiator.

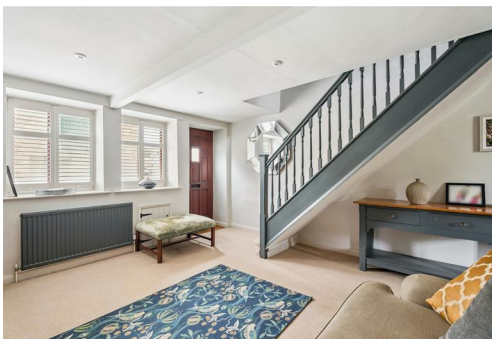
Bathroom - Roll top bath standing on ball and claw pedestals, wash basin in vanity surround and low flush WC. Shower fittings are attached to the bath which has a glazed screen. Heated towel rail and radiator combined. Tiling to splash areas. Window to the rear elevation with made to measure shuttering. Radiator.

Outside

There is an enclosed garden to the rear partially lawned with areas of patio and a wooden summerhouse. Gated rear access leads to a designated parking space for one vehicle.

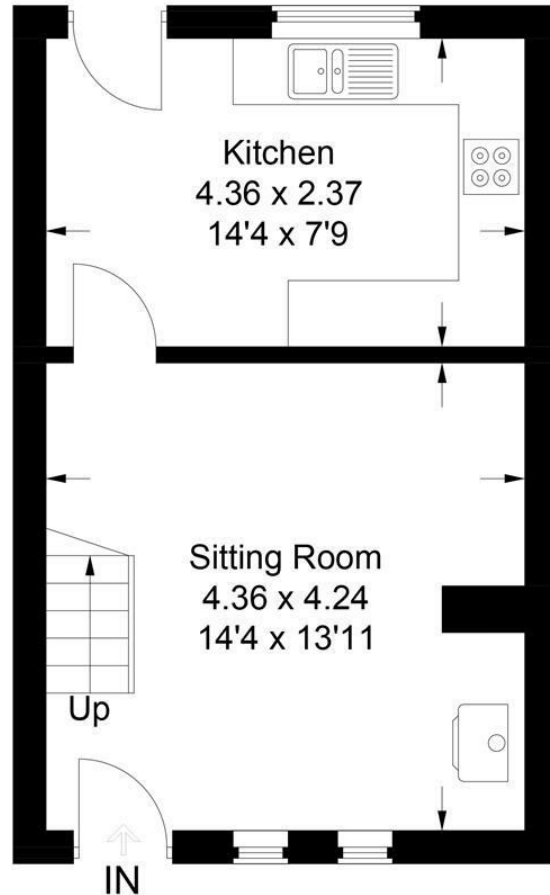
Disclaimer

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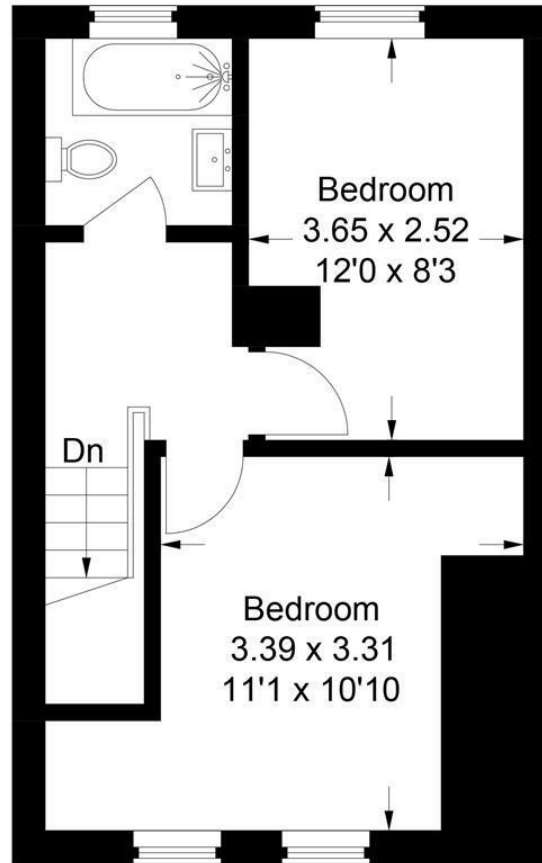




Approximate Gross Internal Area
 Ground Floor = 31.6 sq m / 340 sq ft
 First Floor = 29.4 sq m / 316 sq ft
 Total = 61 sq m / 656 sq ft



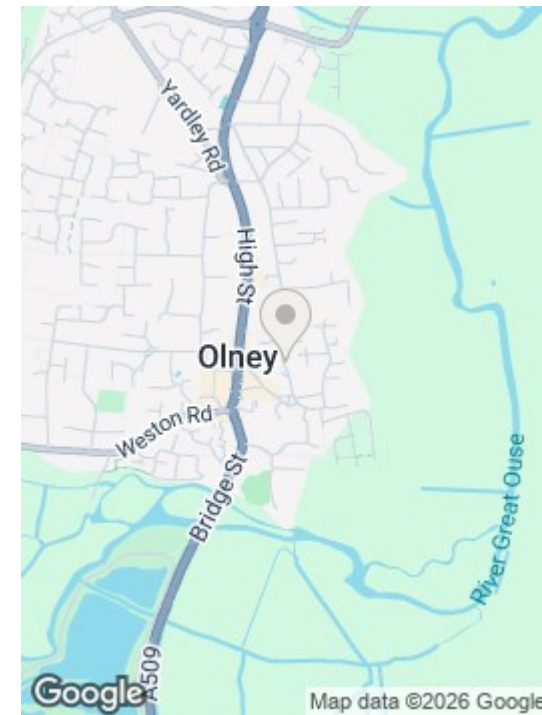
Ground Floor



First Floor

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 and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
		EU Directive 2002/91/EC