



East Street, Olney, MK46 4AP

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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.

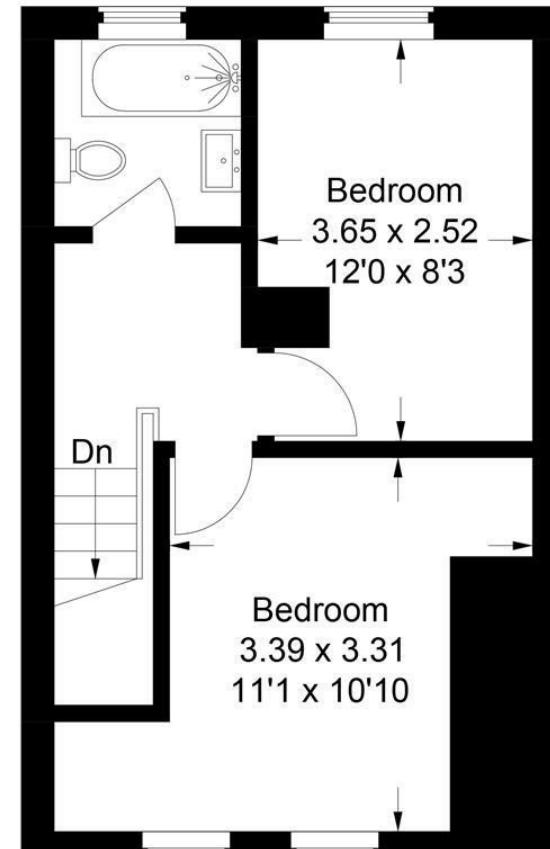
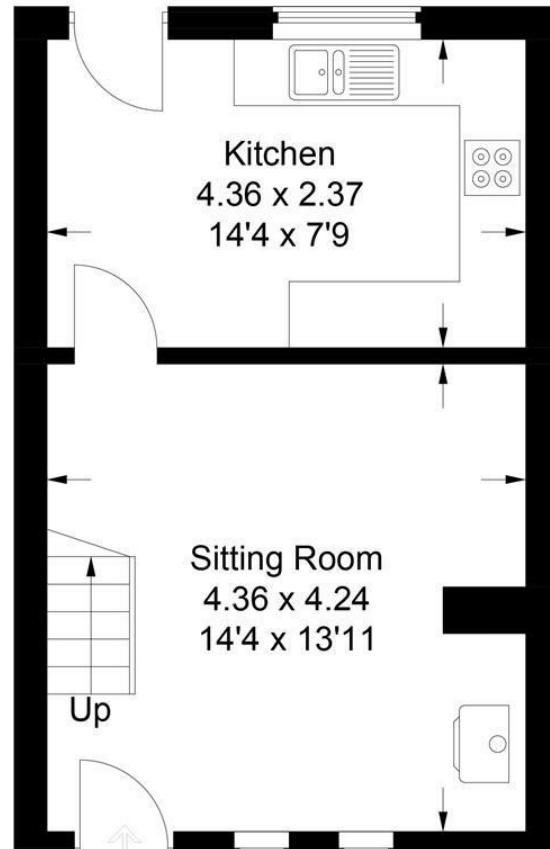
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Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.



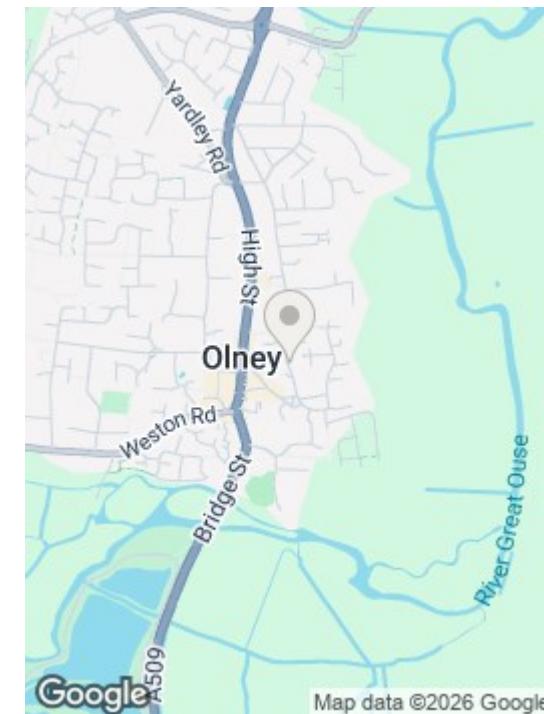


Approximate Gross Internal Area
 Ground Floor = 31.6 sq m / 340 sq ft
 First Floor = 29.4 sq m / 316 sq ft
 Total = 61 sq m / 656 sq ft



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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Viewing Arrangements

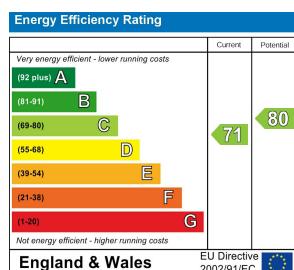
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