



## 34 Chantry Rise

Olney MK46 5FE

FINE & COUNTRY



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A double fronted town house of pleasing elevations and located in close proximity to the market place in Olney. The property has three bedroom accommodation, two of which are good size double bedrooms, the master bedroom having an en suite shower room.

The property is presented in very good order and has a hard landscaped garden to the rear with a southerly aspect. A single garage and off road parking are also available at the rear.

The accommodation fully comprises: Entrance hall, Cloakroom, Lounge, Dining room, Kitchen, Three bedrooms, En suite shower room, family bathroom, small shrubbery to the front with garden and garage at the rear.

## Ground floor

The entrance door has 2 glazed inspection panels and opens into a spacious hallway with wood flooring and a radiator. The wood flooring is continuous around the entire ground floor of the property. A decorative ceiling arch features in the hallway which has doors off to all principal rooms and extends towards a dog leg staircase with half landing. The cloakroom has a low flush WC, wash basin, extractor fan and tiling to the splash areas. The sitting room overlooks the garden and has glazed double doors with matching side panels allowing excellent natural light. The dining room is entirely separate with a window to the front elevation. The well proportioned kitchen has a vast array of cupboard units to base and high levels. Integrated to the kitchen are an oven and 4 ring gas hob, dishwasher, fridge and freezer. Work surfaces are plentiful and surround a single bowl sink unit conveniently located below the window on the front elevation.

## First floor

The staircase which rises to the first floor has a window at the half landing level. The full landing at the top of the staircase accommodates an airing cupboard and access hatch to the loft space. The Master bedroom is a thoughtfully designed room having two space saving built in double wardrobes to one wall and a window on the front elevation. A door opens to the en suite shower room with a fully tiled cubicle set within a glazed surround, wash basin and WC. Bedroom 2 is a spacious double bedroom also benefitting from a double built in wardrobe. The 3rd bedroom is a single room and is currently used as a home office. The family bathroom comprises a panelled bath with shower attachments, washbasin and WC. A shaver socket is affixed to one wall and there is half height tiling around the room.









## Outside

There is a low maintenance front garden with a path to the front door.

At the rear of the property is a garage with loft boarding to the pitched roof offering excellent storage. It is a single garage with an up and over door, power and light. Immediately preceding the garage is additional off road parking. A gated access opens into the garden at the rear. This is predominantly hard landscaped with areas of decking, flagstone patio and pathways interspersed with gravel beds. The fully fenced borders have raised beds defined by sleepers and there is an outside tap.

## Disclaimer

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.

## Notice to purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

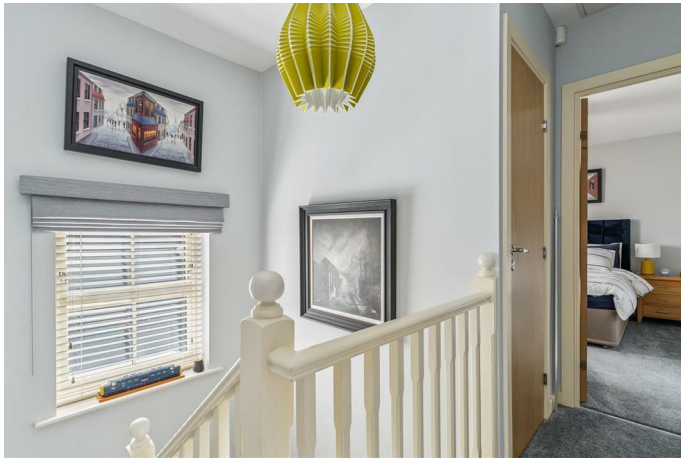
We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.









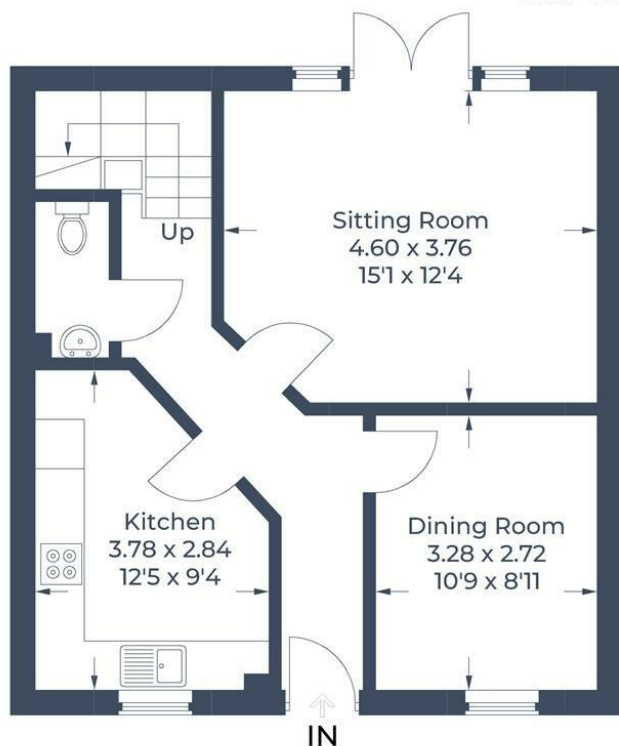




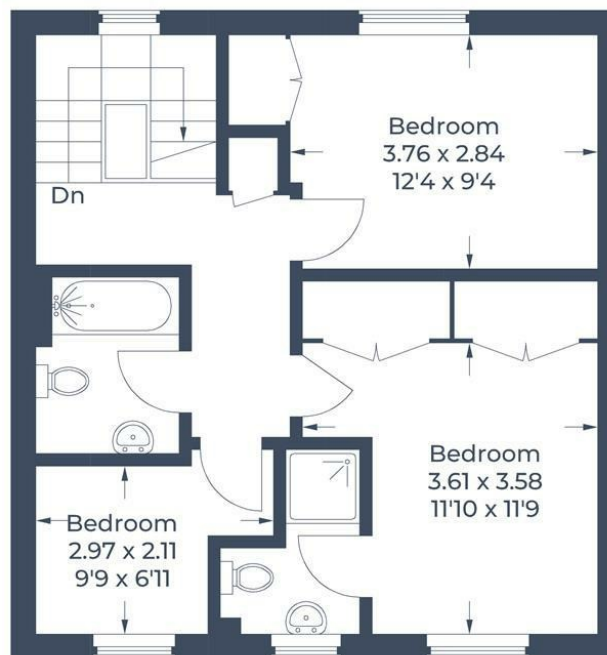




Approximate Gross Internal Area  
 Ground Floor = 50.4 sq m / 542 sq ft  
 First Floor = 50.0 sq m / 538 sq ft  
 Total = 100.4 sq m / 1080 sq ft

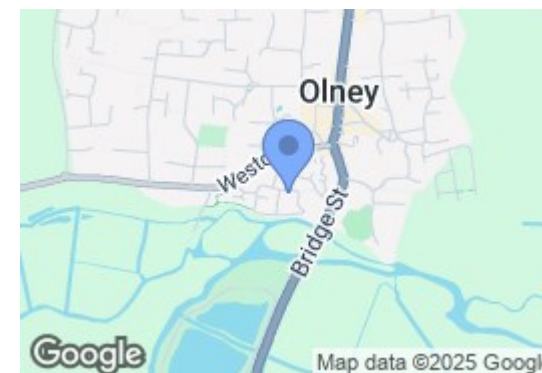


**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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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		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(13-28) F			
(1-12) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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