East Street

, Olney, MK46 4AP

FINE & COUNTRY

14-16 East Street

Olney MK46 4AP

A characterful stone cottage in the town's conservation area and within close proximity to the centre of Olney. Formerly two cottages, combined some 40 years ago, the accommodation now provides four bedrooms with an enclosed garden to the rear. It may be possible to purchase off road parking nearby for a nominal sum.

The accommodation more fully comprises: entrance porch, two reception rooms, kitchen/breakfast room, utility and cloakroom, four bedrooms, attic conversion to hobby or homeworking room, two bathrooms, gas central heating. .

Property walk through

Open the part glazed door to enter the porch, which has a useful recessed area for cloaks. An internal leaded light stained glass window offers an attractive feature. The porch opens into one of the two reception rooms, this one having a feature of exposed stonework to the walls and a fireplace in situ, though currently unused. Walk through the connecting doorway to the second sitting room which has a functional fireplace with an attractive brick arch. The fireplace is mounted over a paved hearth. Inner halls connect the sitting rooms to the kitchen/breakfast room. The well fitted kitchen has built in ovens, a microwave, and five ring gas hob with an extractor over. There are a good range of cabinets arranged to base and high levels, additionally a pantry cupboard giving increased storage. Flooring is in quarry tile and there is a stable door to the garden. A door leads to a utility room and cloakroom.

The first floor has access from two staircases, though one is presently unused. On the first floor, there are four bedrooms, all of which are well proportioned and could accommodate a family with ease. A bathroom and a shower room are also available on this landing with a staircase rising to an attic conversion, flexible in use, though could be either a hobby room, homeworking facility or children's games room.

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Outside

A gated passageway to the side allows access to the rear of the property and its garden. The garden is private and enclosed with a paved area and planting. An extremely useful and very spacious shed incorporating three different sections with direct garden access serves as excellent storage for bicycles etc

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.

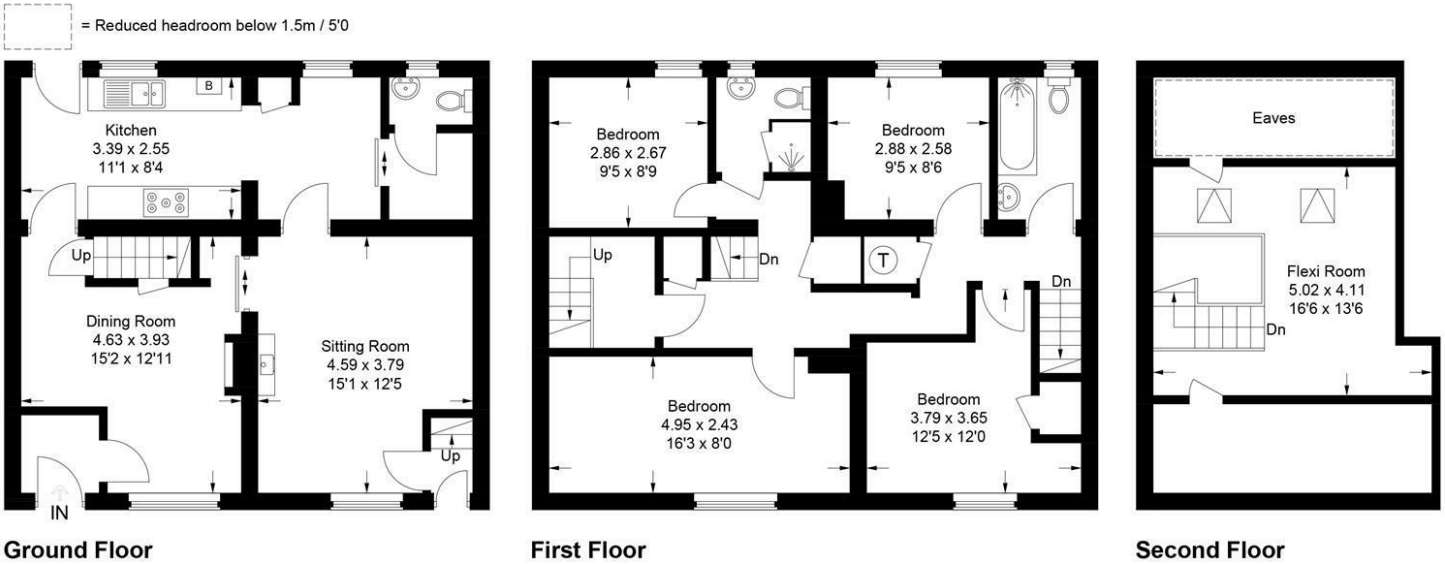
Notice to purchasers

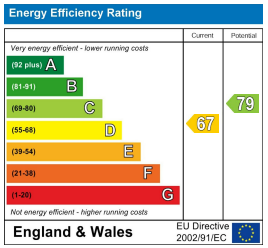
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

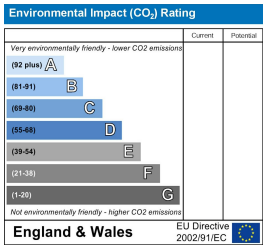
Buyers will also be asked to provide full proof off, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

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 = 60.7 sq m / 653 sq ft
First Floor = 71.1 sq m / 765 sq ft
Second Floor = 27.2 sq m / 293 sq ft
Total = 159.0 sq m / 1,711 sq ft
(Excluding Eaves)







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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