



6B High Street

Sherington MK16 9NB

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A semi detached period property listed Grade II and located in the conservation area of the village. The property is constructed of mellow stone, partly dressed in a white render and nestling under a fairly recently rethatched roof. The property has been modernised internally to a good standard and offers vacant possession. There are neat and tidy gardens at the rear enclosed within a picket fence.

The accommodation comprises: Sitting room, Kitchen/dining room, Ground floor double bedroom with en suite, two further double bedrooms on the first floor both with en suite facilities. Off road parking is available to the side and rear of the property with a small garden area to the front and neat and tidy lawn to the rear.

Property - Ground floor accommodation

Step in through full height glazed doors at the rear of the property to the kitchen/dining room. This room has a lovely vaulted ceiling. A cabinet with sink unit and integrated fridge is located to one corner and there is an electric cooker point under the wall mounted extractor fan. The flooring is tiled and the staircase rises to the first floor from this area with a store cupboard under. An additional built in cupboard provides extra storage. A step up on one side of the kitchen leads through to the sitting room with double aspect windows and wall lights. On the other side of the kitchen a doorway accesses a ground floor bedroom with recessed ceiling lighting and wall lighting. Bi-folding doors open to gravel hardstanding at the side of the property. Within the bedroom is an en suite facility with bath, shower, wash basin and WC. Tiling is applied to the floors and walls. Also in this bedroom there is a lengthy recess where plumbing has been installed to accommodate an automatic washing machine.





Property- First floor accommodation

Ascending the staircase to the first floor there is a spacious landing with a minstrel gallery and recessed ceiling lighting. From this landing access is available to both double bedrooms. Both bedrooms have secondary glazed windows and en suite facilities. The en suite shower rooms have large walk in showers, wash basins in vanity surrounds and WC. Tiling is applied to the walls and flooring. Wardrobes are fitted to one bedroom.

Property-external description

A small garden area is available to the front within a low level stone wall. A driveway to the side of the property gives access to the available parking and leads to the property entrance and its lawned garden defined within a picket fence and a young laurel hedge. There is a useful EV point. There is no gas in the property.



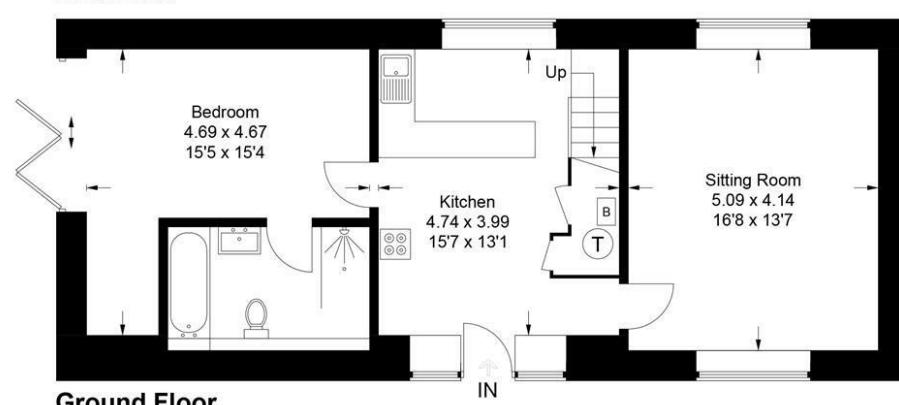
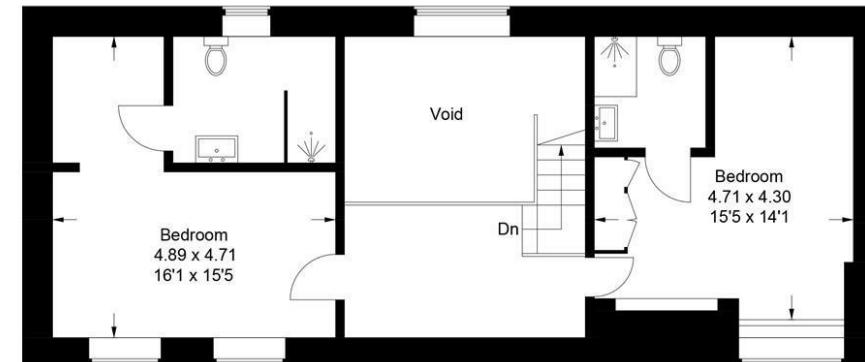








Approximate Gross Internal Area
 Ground Floor = 65.8 sq m / 708 sq ft
 First Floor = 55.4 sq m / 596 sq ft
 Total = 121.2 sq m / 1,304 sq ft



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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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	40	53
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
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