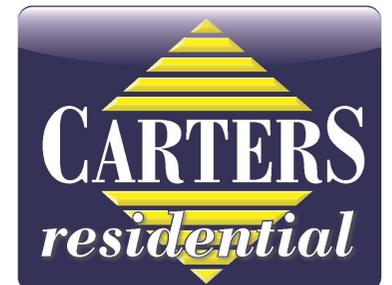




Rivetts Close, Olney, MK46 5PB



19 Rivetts Close
Olney
Bucks
MK46 5PB

Asking Price £285,000

This fine home was originally built as a three bedroom property and thereafter tastefully reconfigured to subsequently offer two large bedrooms. Currently, as the ground floor is proportionate to that of a three bedroom home it is generous in size, whilst offering more living space to enjoy with the benefit of a large conservatory addition. Central heating is by gas fired radiator, off road parking is available to the front on brick paviours and the garden to the rear is fully fenced

The accommodation comprises: Entrance hall, Lounge/dining room, Conservatory, Kitchen, Two double bedrooms, Bathroom, Parking and Private garden to the rear.





Ground Floor

Entrance hall - A glaze panelled door opens into a hallway with a built in cupboard which houses the central heating boiler. The staircase rises from this area to the first floor.

Lounge/dining room - A spacious room with coving to the ceiling and a useful understairs storage cupboard. A door opens to the:

Conservatory - Well proportioned and glazed on two sides under a toughened perspex roof with double doors opening to the garden.

Kitchen - Single bowl stainless steel sink unit with cupboards under. Further extensive range of cupboard units to base and high levels. Plumbed for an automatic washing machine. Built in oven and hob unit with extractor hood over. Good work surface areas. Recessed lighting to the ceiling.

First Floor

The staircase rises to the first floor landing which has a built in airing cupboard.

Bedroom One - Formerly two bedrooms now converted into one large room with windows to the rear elevation. Lighting is recessed to the ceiling.

Bedroom Two - Another double bedroom with a large storage cupboard and a built in shelving unit.

Bathroom - Suite of panelled bath with overhead shower, low flush WC and wash basin. Tiling to splash areas and recessed lighting to the ceiling.

Outside

To the front of the property is a hardstanding area for car parking for two cars and a side walkway leads to a rear garden which is fenced to all sides. The garden area has an area of patio suitable for a table and chairs.

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 purchaser

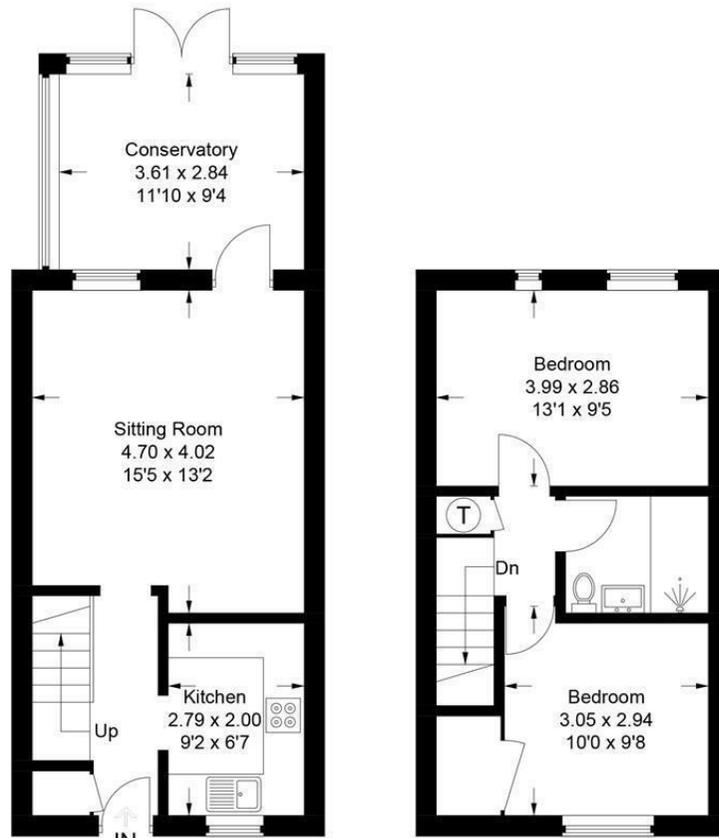
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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







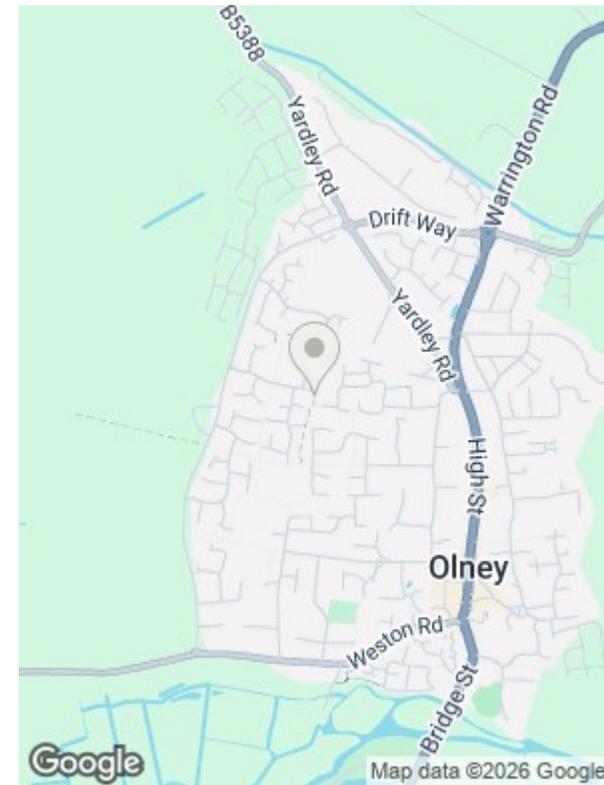
Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 30.6 sq m / 329 sq ft
 Total = 72.9 sq m / 784 sq ft



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.



Viewing Arrangements

By appointment only via Carters.
 We are open 7 days a week for your convenience

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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		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

