

No.30

QUEEN CATHERINE ROAD

Steeple Claydon | Bucks





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30 Queen Catherine Road
Steeple Claydon
Buckinghamshire
MK18 2PY

£825 Per Calendar Month

- Village location
- Character semi-detached cottage
- Two bedrooms
- Separate lounge and kitchen dining room
- Off-road parking
- Large garden with shed
- Re-fitted kitchen
- Small pet considered
- Unfurnished
- Available now





An exceptional two bedroom semi-detached character cottage, finished to a very high standard and situated in the village of Steeple Claydon, benefiting from an enclosed rear garden, with large shed and off road parking.

Accommodation comprises

Entrance hall, sitting room, re-fitted kitchen / dining room with Bosch integrated appliances, small conservatory/study area with sliding patio doors into garden, first floor landing, two bedrooms and family bathroom. The property is accessed via wrought iron double gates leading to the driveway providing off road parking. Large patio and rear garden. **AVAILABLE NOW**

Entrance

UPVC double glazed door to Entrance Hall.

Entrance Hall

Stairs rising to first floor. Inset down lighters. Wooden laminate flooring. Feature glazed wooden door to Lounge.

Lounge

13' 5" x 12' 1" (4.12m X 3.70m)
Wooden laminate flooring. Built in under stairs storage shelving. Window to front aspect with UPVC double glazing. Central heating thermostat. Double panel radiator. Two glazed doors to Kitchen/Dining Room.

Kitchen/Dining Room

13' 9" x 9' 1" (4.24m X 2.78m)
Refitted to comprise inset stainless steel sink with designer mono block mixer tap and cupboard under. Further range of base and eye level units. Integrated Half width dishwasher, washing machine, fridge / freezer, oven / grill, microwave and coffee machine. Extractor hood. Inset down lighters. Wooden laminate flooring. Double panel radiator. Windows to side and rear aspect overlooking garden with UPVC double glazing. Feature glazed wooden door to Conservatory/Study room.

Conservatory/Study Area

8' 5" x 6' 2" (2.60m X 1.90m)
Views over the patio and garden. Spot Lights. Wooden laminate flooring. Single panel radiator. Sliding patio doors into garden.

First Floor Landing

Loft access. Inset down lighters, access to all bedrooms and family bathroom.

Bedroom One

10' 8" x 9' 1" (3.30m X 2.76m)
Double bedroom with built in storage cupboard & hanging rail, further built in storage cupboard with shelving. Television point. Window to front aspect with UPVC double glazing. Double panel radiator.

Bedroom Two

11' 5" x 9' 0" (3.50m X 2.73m)
Single bedroom with fitted double wardrobe. Television point. Two windows to rear aspect with UPVC double glazing. Double panel radiator.

Family Bathroom

6' 4" x 7' 2" (1.96m x 2.20m)
Fully tiled (marble) bathroom with contemporary white suite of p-shaped Jacuzzi bath which features a rainfall shower over. Glazed screen. Low level W.C. Pedal wash hand basin. Extractor fan. Chrome ladder heater towel rail. Black tiled flooring. Inset down lighters. Two Velux windows to ceiling.

Outside

80ft (25m) long enclosed rear garden with large patio / seating area with the remaining area laid to lawn. Outside water and power supply, bin store area. Side gate access to the front of the property and includes a shed for storage with light and power connected. To the front, off-road parking enclosed by wrought iron double gates.

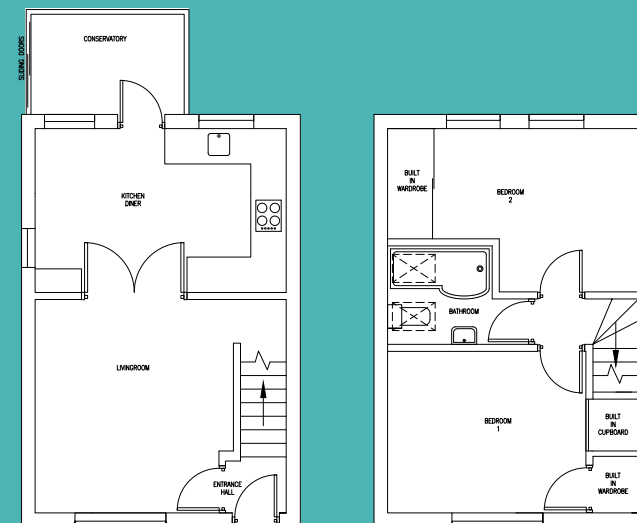
All mains services connected.

EPC Rating D

Council tax band C - Aylesbury Vale

****No housing benefit claimants or students can be considered due to a restriction in the landlord's mortgage****

A small pet would be considered on a case by case basis, please ask for details.





This property is being offered directly by the Landlord (Buckingham Landlord) who has a large portfolio of rental properties in and around the Buckingham area. The Landlord is a member of the National Landlords Association (NLA) providing peace of mind when renting your next home.

Tenants deposit money is secured via the Deposit Protection Service. A custodial scheme approved by the Government - guaranteeing the safety of the deposit.

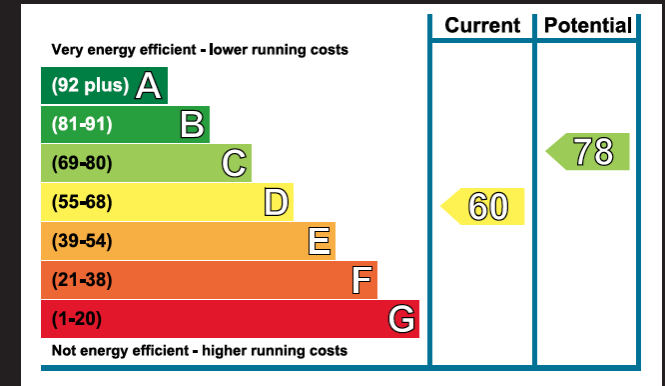
These particulars do not constitute part or all of an offer or contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available. Before you enter into any tenancy for one of the landlords properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents. It is strongly suggested you ask for an explanation before signing any documents. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

Holding Payment - One week's rent. This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy rent under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

During the tenancy (payable to the provider by the tenant) if permitted and applicable - Utilities- gas, electricity, water. Communications- telephone and broadband. Installation of cable/satellite. Subscription to cable/satellite supplier. Television licence. Council tax

For all other permitted payments, please refer to relevant government legislation.



Further Information



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