

# Hope Cottage

9 WELL STREET

Buckingham





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9 Well Street  
Buckingham  
Buckinghamshire  
MK18 1EW

**£1,100 Per Calendar Month**

- Quiet historic town centre location
- Two double bedrooms
- Kitchen diner
- Separate utility
- Walled courtyard garden
- Bath with separate shower cubicle
- Re-fitted kitchen
- Small pet considered
- Part furnished or unfurnished to suit
- Available now



Hope Cottage is steeped in history; being one of the oldest houses in central Buckingham, dating back to 1726; built after a fire razed central Buckingham to the ground. A very well presented two double bedroom character cottage in this beautiful market town, benefiting from exposed beams, period features and an enclosed walled courtyard garden.



## Accommodation comprises

Entrance hall, living room with attractive brick open fireplace with beam over, a fully fitted kitchen / breakfast room, cloakroom, a separate fitted utility area with French doors leading to the private walled courtyard garden. Two double bedrooms (one located on the first floor, the other on the second) and a bathroom with separate shower cubicle. **AVAILABLE NOW**

### Entrance

Gloss black panelled door to Entrance Hall.

### Entrance Hall

Glazed door to living room. Storage cupboard with hanging space. Pendant light. High Level meter cupboard.

### Lounge

13'10" x 13'9" (4.2m x 4.2m)

Fitted carpet. Feature fire place with oak beam above. Exposed beams. Bespoke built in under stairs storage cupboard. Spot light lighting. Window to front aspect (secondary glazing) with feature window seat and storage under. Two double panel radiators. Stairs rising to first floor bedroom. Oak door to kitchen / diner.

### Kitchen/Dining Room

13' 9" x 8' 6" (4.2m x 2.6m)

Refitted to comprise inset 1 1/4 ceramic sink unit with mono block mixer tap and cupboard under. Further range of base and eye level units. Built in dishwasher. Stainless steel double oven. Electric induction hob. Extractor hood. Ceramic tiling to splash backs and water sensitive areas. Full height built in Fridge / Freezer. Black marbled effect worktops. Oak planked floor. Space for dining table and chairs. Inset down lighters. Plinth and pelmet lights. Double panel radiator. Step up to utility area.

### Cloakroom

Low level W.C. Hand basin. Radiator. Frosted window to rear aspect.

### Utility

Range of base and eye level units. Black marbled effect worktop. Built in washing machine. Space for tumble dryer. Cupboard housing combi-boiler. Oak planked floor. Oak door to cloakroom. Inset down lighters. Velux window. Glazed French doors to courtyard garden.

### Bedroom One

14' 1" x 13' 10" (4.3m x 4.2m)

Fitted carpet. Storage cupboard. Exposed beam. Window to front aspect with feature window seat. Double panel radiator. Pendant light. Door to Bathroom. Door to Second Floor.

### Bedroom Two

13' 8" x 13' 3" (4.2m x 4.0m)

Fitted carpet. Built in hanging storage cupboard. Built in shelving Exposed beam. Window to front aspect. Double panel radiator. Pendant light.

### Bathroom

White suite of panel bath, separate shower cubicle with glazed screen. Low level W.C. Wash hand basin with low level built in storage cupboards. Extractor fan. Two white gloss ladder heater towel rails. White tiled flooring. Inset down lighters. Window to rear aspect.

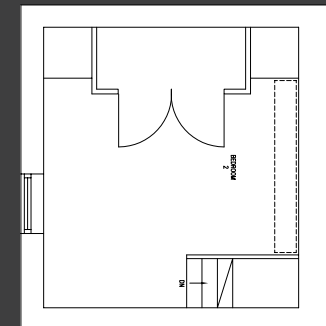
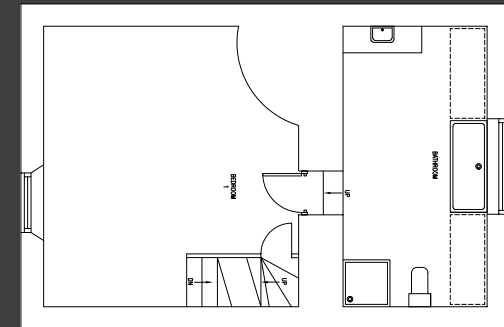
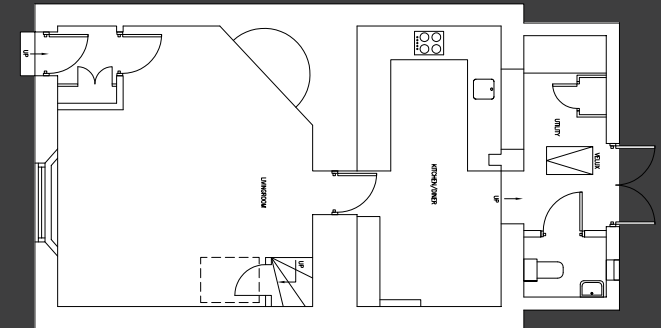
### Outside

Private walled courtyard garden with patio area.

All mains services connected.

EPC Rating E

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 Residential Landlords Association (NRLA) 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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Further Information



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