



oriordanbond  
**FOR SALE**  
01234 714 003

75

**77 Weston Road**  
Olney, Buckinghamshire

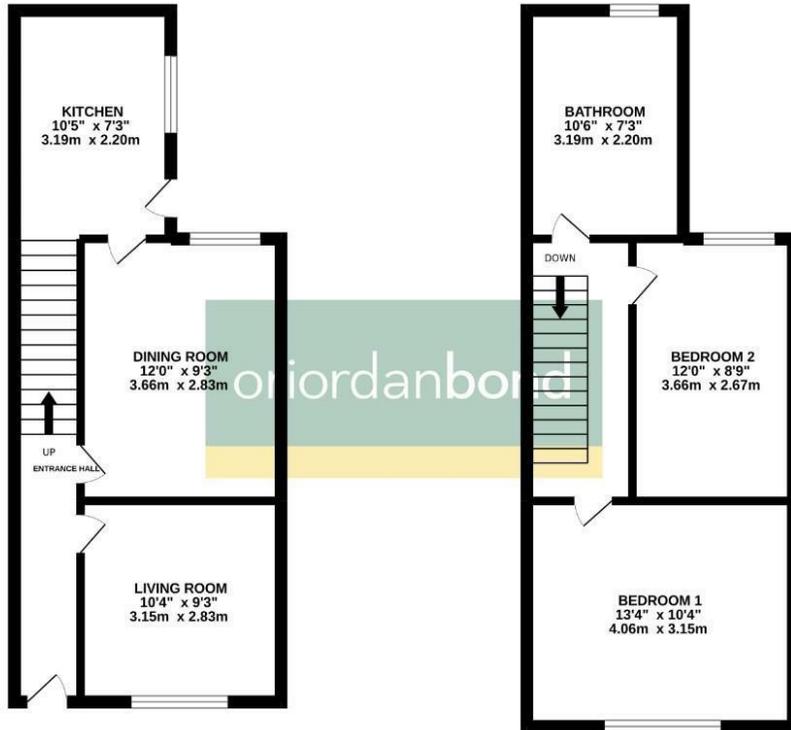
**oriordanbond**  
TOWN & COUNTRY



GROUND FLOOR  
337 sq. ft. (31.3 sq. m.) approx.



1ST FLOOR  
350 sq. ft. (32.6 sq. m.) approx.



TOTAL FLOOR AREA : 687 sq. ft. (63.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C1022

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## 77 Weston Road

Olney

MK46 5BE

PRICE £185,000

**A Victorian terraced property in need of modernisation and improvement throughout. The property is a short walk from Olney Market Place.**

The accommodation comprises sitting room, dining room and kitchen with two double bedrooms and a large bathroom to the first floor. There appears to be gas central heating at the house but its functionality is unknown. To the rear of the house is an enclosed garden. Parking is on street outside the house. The property is sold with no onward chain. (D/687/L)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: E

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Olney Sales

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olney@oriordanbond.co.uk

