

*Russell & Butler*

independent estate agents

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# 7A School Lane, Buckingham, MK18 1HB

## Asking Price £239,995.00 Freehold

A four bedroom end of terrace property well situated within short walking distance of Buckingham town centre and the University. The property would make an ideal buy to let investment. The accommodation fully comprises: Entrance hall, sitting room, kitchen/breakfast room, first floor landing, two bedrooms, shower room, second floor landing with a further two further bedrooms. Gas to radiator central heating. NO UPPER CHAIN. EPC rating D.



### **Entrance**

Door to;

### **Entrance Hall**

Stairs rising to first floor.

### **Sitting Room 11' 11" x 11' 8" (3.64m max x 3.55m max)**

Under stairs storage, fireplace, window to front aspect, radiator, open through to:

### **Kitchen/Breakfast Room 14' 11" x 6' 9" (4.54m max x 2.06m max)**

A range of base and eye level units, stainless steel sink with mixer tap, cupboard under, work tops over, tiling to splash areas, space for dish washer, space for washing machine, space for fridge freezer, space for cooker, two windows to rear aspect, radiator, tiled flooring, gas fired boiler.

### **First Floor Landing**

Radiator, stairs rising to second floor.

### **Bedroom One 15' 5" x 12' 5" (4.70m max x 3.79m max)**

Window to front aspect, radiator, feature fire place.

### **Bedroom Four 9' 3" x 7' 6" (2.81m x 2.28m to front of cupboard)**

Window to front aspect, radiator.

### **Shower Room**

Walk in shower, white suite of low level wc, wash hand basin, tiling to splash areas, window to rear aspect, radiator.

### **Second Floor Landing**

### **Bedroom Two 15' 2" x 10' 8" (4.62m max x 3.24m max)**

Window to front aspect, radiator, feature fire place. Please note some restricted head room.

### **Bedroom Three 15' 11" x 9' 8" (4.84m max x 2.94m)**

Window to rear aspect, radiator, feature fire place. Please note some restricted head room.

### **Please Note**

All main services connected.

### **NB**

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.

### **Mortgage Advice**

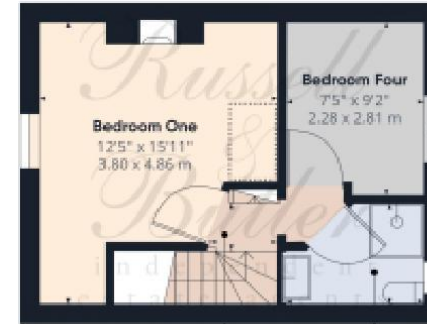
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.jarvis@mab.org.uk](mailto:clare.jarvis@mab.org.uk).





Hall  
2'11" x 2'10"  
0.90 x 0.88 m

Floor 0 Building 1



First Floor Landing  
3'3" x 2'9"  
0.99 x 0.84 m

Shower Room  
7'6" x 5'5"  
2.29 x 1.65 m

Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

846.34 ft<sup>2</sup>  
78.63 m<sup>2</sup>

Reduced headroom

11.26 ft<sup>2</sup>  
1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ORAFPE300

All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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