

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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1 Well Street, Buckingham, MK18 1EW

Asking Price £350,000.00

DEVELOPMENT OPPORTUNITY. A rare opportunity to acquire this Georgian Grade 2 listed property with parking situated just off Buckingham's town centre. Consisting of a double fronted shop with rooms over and out buildings to the rear including some former stables, there is potential, subject to the necessary planning and listed consent, to redevelop to create three or four homes. In brief the building comprises: a shop with two retail areas, a kitchen area, W.C. and a cellar. Above the shop are three rooms on the first floor and three further rooms on the second floor. There is access to the first floor above the outbuildings which have three rooms which have formerly been a sitting room, kitchen and a bathroom with separate W.C. There is a stair case currently sealed off which leads down to the large former kitchen and store. These also have external access. The former stables are divided into three rooms with a hayloft over. Finally there is a parking for several cars. Energy rating N/A.



Main retail area

9.25m x 4.45m

Two windows to front aspect, two electric storage radiators, wood laminate flooring, open through to rear retail area, door way to kitchen area, door to cellar.

Rear retail areas

4.68m x 4.35

Kitchen Area

2.81 x 2.15

Sky light, door to rear hall.

Rear Hall

Door to rear, door to WC.

W.C.

White low flush WC and wash hand basin, electric storage radiator, window to side aspect, electric water heater.

Cellar

3.37m x 2.62m + 4.20m x 4.19m

Open through to:

Apartment 1

Entrance door to entrance hall, stairs to first floor, door way to apartment two (to be closed off).

First floor landing

Stairs to second floor.

Bedroom

4.77m x 3.73m

Fireplace, sash window to front aspect, exposed beams.

Bedroom

3.59m Max x 2.62m Max

L-shaped. Under stairs storage cupboard, sash window to front aspect.

Bedroom

4.74m x 2.83m

Fireplace, sash window to front aspect.

Second Floor Landing

Bathroom 2.81m Max x 2.53m Max

L Shaped. Window to rear aspect, wall needs reinstating.

Sitting Room 5.01m x 3.73m

Fireplace, sash window to front aspect.

Kitchen 5.02m x 3.04m

Sash window to front aspect.

Apartment Two

Siting room

4.63m x 4.62m

Sash window to side aspect, door to kitchen.

Kitchen

3.85m x 1.61m

Door to inner hall, door to bedroom.

Bedroom

3.93m x 2.94m

Night storage heater, sash window to side aspect.

Inner Hall

4.01m x 1.7m

Stairs to ground floor, currently blocked off.

Bathroom

2.77m x 2.65m

Sash window to side aspect.

Separate WC

2.64m x 1.18

Sash window to side aspect.

Ground Floor Stores

Entrance lobby, door to two stores.

Store One

5.20m x 4.44m

Stairs to first floor (Sealed at top), window to front aspect, fireplace, potential to create kitchen diner.

Store Two

4.50 x 2.63m

Window to front aspect.

Former Stables

Stables One 4.18m Max x 3.13m Max

Irregular Shape. Door to:

Stable Two 2.91m Max x 1.50m Max

Irregular Shape.

Stable Three

2.61m x 2.57m Max

L-Shaped. Window to front aspect.

Please Note

All mains services connected with the exception gas.
EPC Rating: N/A

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 us for further information.

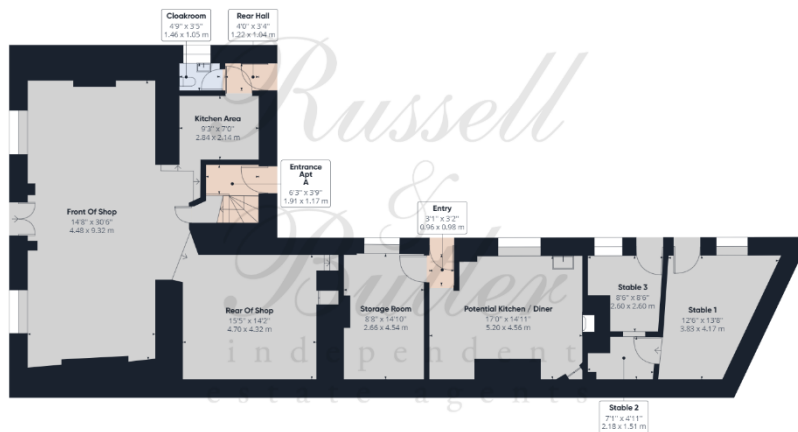
N.B.

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.

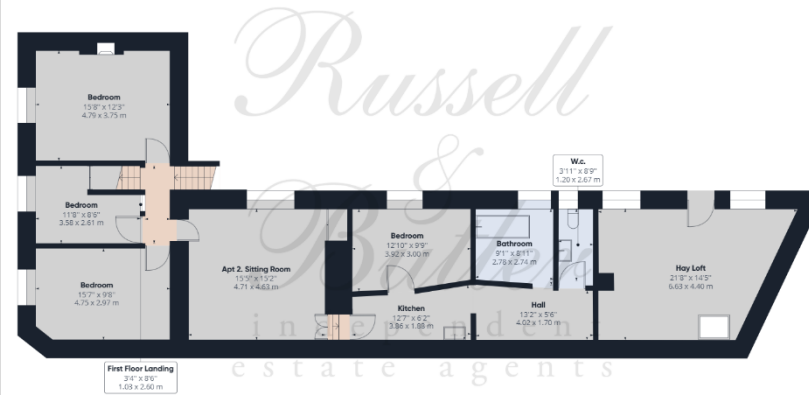




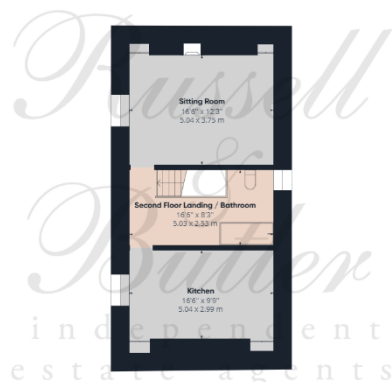
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

3371.42 ft²

313.22 m²

(1) Excluding balconies and terraces

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

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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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