

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

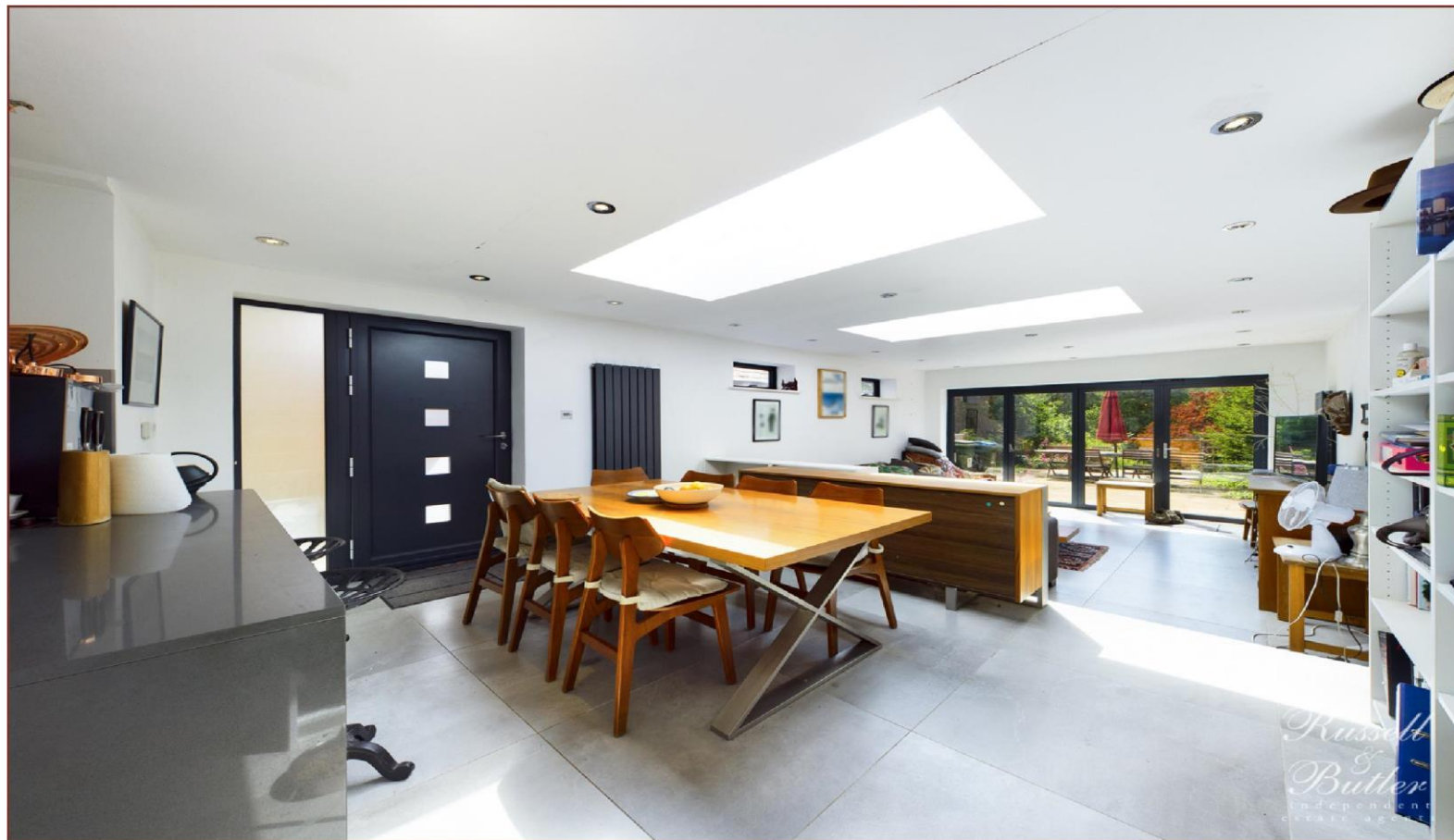
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8 Brackley Road, Buckingham, MK18 1JD

Asking Price £479,995

A rarely available four storey Victorian town house situated within walking distance of Buckingham's town centre. The property has been extended at basement level to provide a fabulous kitchen/dining/family room with bi-fold doors leading onto a large rear garden in excess of 125 feet backing onto countryside. Although in need of some improvement the property benefits from gas to radiator central heating, and an En-suite to bedroom one. The accommodation comprises: On the ground floor, entrance hall, sitting room, study/bedroom four. On the first floor, two bedrooms and a shower room. On the second floor, master bedroom and En-suite. Basement level, kitchen/diner/family room, bathroom and utility room. On the outside 125 foot rear garden. NO UPPER CHAIN. Energy rating D.



Entrance

Entrance door to:

Entrance Hall

Stairs rising to first floor, stairs to lower floor, radiator.

Sitting Room

3.59m Max into recess, 3.61m + Bay

Upvc double glazed bay window to front aspect, radiator.

Study/Bedroom Four

3.08m to front of wardrobe and recess x 2.69m

Radiator, Upvc double glazed window to rear aspect with field views, built in wardrobes.

Lower Floor

4.10m x 4.35m Max

Fitted to comprise inset stainless steel sink unit with monobloc mixer tap, cupboard under, further range of base and eye level units, centre Island, 5 burner gas hob, extractor hood over, split level electric double oven and grill, integrated dishwasher, inset down lighters, mains smoke alarm, doorway to ground floor, bathroom and utility room, open through to:

Family/Dining Room

7.97m x 4.08m

Two large skylights, tall radiator, bi-fold doors to rear garden, composite door to side, inset down lighters.

Rear Lobby

Doors to bathroom and utility room, ceramic tiled floor.

Bathroom

1.98m x 1.98m

White suite of panel bath with shower over, glazed screen, wash hand Basin, cupboard under, low flush WC, inset down lighters, window to side aspect.

Utility Room

3.16m x 2.02m

Plumbing for automatic washing machine, hot water cylinder, window to front aspect, ideal 'Logic' gas fired boiler supplying both central heating and domestic hot water.

First Floor Landing

Stairs to second floor, central heating thermostat, window to rear aspect, inner hall.

Bedroom Two

3.81m x 3.05m

Radiator, ornamental fireplace, built-in wardrobe, double glazed window to rear aspect with field views.

Bedroom Three

3.69m x 2.68m to front of wardrobe

Radiator, Upvc double glazed window to front aspect, ornamental fireplace, built-in wardrobe.

Shower Room

White suite of walk-in shower, low flush WC, wash hand basin, cupboard under, full ceramic tiling to all walls, Upvc double glazed window to front aspect, ladder towel radiator, insert down lighters.

Second Floor Landing

Bedroom One

4.84m + recess x 2.90m

Please note some restricted headroom.

Radiator, eaves storage cupboard, insert down lighters, two VELUX windows to rear aspect.

En-Suite

2.95m x 1.37m

Walk-in shower, circular wash hand basin on shelf, cupboard under, low flush WC, full ceramic tiling to all walls, ladder towel radiator, Upvc double-glazed window to side aspect, extractor fan, inset down lighters.

Front Garden

Small walled front garden, side access to rear garden.

Rear Garden

In excess of 100 ft. Laid to grass with flower and shrub beds, large patio, fully enclosed, backing onto fields, South facing.

Please Note

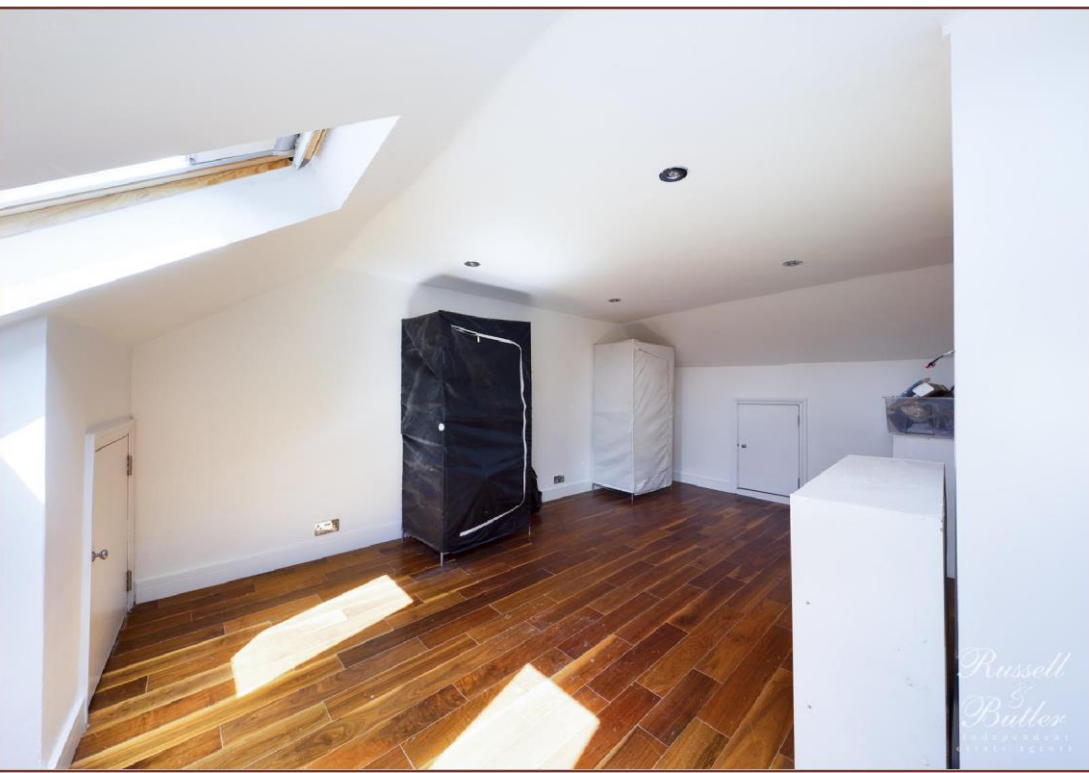
All mains services connected. EPC rating:D Council Tax:D

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.

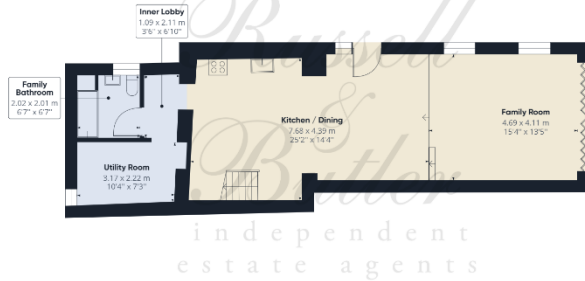
N.B.

Measurements on floor plan are approximately 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 when the measurements are both shown in imperial and metric.

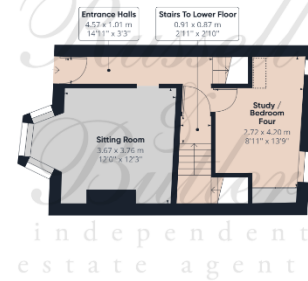




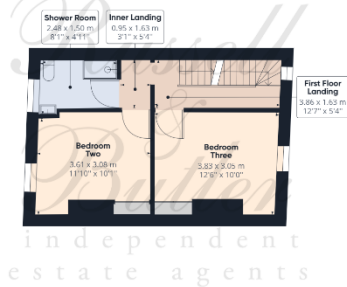
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area⁽¹⁾
1681.50 ft²
156.22 m²

Reduced headroom
30.97 ft²
2.88 m²

(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.

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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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