

*Russell & Butler*

independent estate agents

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# 113 Burleigh Piece, Buckingham, MK18 7DB

## Asking Price £399,995.00 Freehold

Situated on the popular Linden Village development and close to Bourton Park, this 3-4 bedroom semi detached home being in catchment and close walking distance to Bourton Meadow Academy and both Buckingham Secondary and Grammar Schools. The property further benefits from replacement Upvc double glazing and replacement fascia's and guttering. Accommodation comprises: Entrance hall, ground floor cloakroom, sitting room, dining room with bi fold doors leading onto the rear garden, kitchen with access to integral garage, first floor landing, master bedroom with vanity unit, bedroom two which in turn leads through to bedroom three, fourth bedroom, family bathroom and integral single garage with replacement roller door, driveway and rear garden. EPC rating D.



### **Entrance**

Composite door to porch.

### **Entrance Hall**

Upvc double glazed window to front aspect, part glazed door to hallway, stairs rising to first floor.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin, ceramic tiling to splash areas, warm air vent.

### **Sitting Room**

*5.18m X 3.48m*

Two Upvc double glazed windows to front aspect, archway to dining room.

### **Dining Room**

*2.67m X 2.36m*

Upvc double glazed B-fold doors to rear garden.

### **Kitchen**

*2.86m X 2.44m*

Fitted to comprise one and a quarter, sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, ceramic tiling to splash areas, 'Balmforth' warm air vent central heating unit, Upvc double glazed window to rear aspect overlooking the garden, door to integral garage.

### **First Floor Landing**

Access to loft space, airing cupboard housing hot water tank with linen shelving as fitted.

### **Bedroom One**

*4.67m X 3.02m*

Upvc double glazed window to front aspect, ceiling warm air vent, wardrobe recess.

### **Bedroom Two**

*3.09m X 2.85m*

Upvc double glazed window rear aspect, ceiling warm air vent, door to rumpus room.

### **Bedroom Three**

*3.71m X 2.98m*

Double glazed Velux window, eaves storage space, storage cupboards.

### **Bedroom Four**

*2.64m X 2.21m*

Upvc double glazed window to front aspect, ceiling warm air vent.

### **Family Bathroom**

White suite of panel bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, Upvc double glazed window to rear aspect, ceiling warm air vent, full and half height tiling to all walls.

### **Front Garden**

Block paved driveway for several vehicles.

### **Rear Garden**

Paved patio, outside tap, outside lighting, fully enclosed by panel fencing.

### **Garage**

*5.77m X 3.76m*

Upvc double glazed door and window to rear garden, replacement roller door, light and power connected, door to kitchen.

### **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: D

### **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.

### **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.





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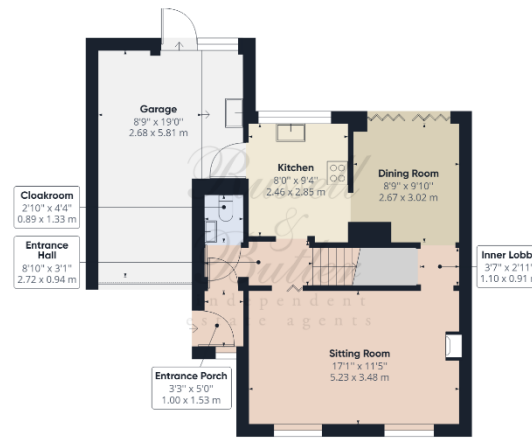




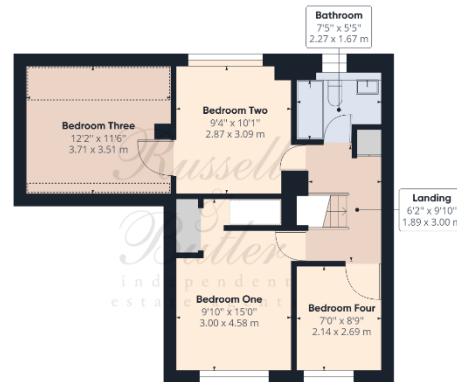


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Floor 0 Building 1



Floor 1 Building 1

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

1206.63 ft<sup>2</sup>  
112.10 m<sup>2</sup>

**Reduced headroom**

43.11 ft<sup>2</sup>  
4.00 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.

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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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