

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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*Russell
& Butler*
i n d e p e n d e n t
e s t a t e a g e n t s

27, Bodenham Close, Buckingham, MK18 7HR

Asking Price £269,995.00

A really well presented, two bedroom end of terrace property in an enviable position on Linden Village overlooking Bourton Park. This lovely home would make an ideal first time purchase or an investment property. Accommodation comprises: Entrance hall, kitchen, lounge/diner with UPVC French doors leading out onto the recently laid patio and rear garden. On the first floor bedroom one with large built in wardrobe, bedroom two again with built in wardrobe and family bathroom with white suite. The property benefits further from being within easy walking distance to Buckingham town, gas to radiator central heating, UPVC double glazing throughout and being within catchment for Bourton Meadow, Buckingham Secondary and Royal Latin Grammar schools. There are open plan gardens to the front facing onto a green and in turn onto Bourton Park, gated side access leading to the enclosed rear garden, single garage in a block. EPC rating C.



Entrance

Composite door to entrance hall.

Entrance Hall

Meter/storage cupboard, additional storage cupboard.

Lounge/Diner

4.46m x 4.01m

Upvc double glazed French doors to patio and rear garden, radiator, stairs to first floor, Upvc double glazed window to rear aspect.

Kitchen

2.24m x 2.49m

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, base and drawer units with work tops over, ceramic tiling to splash areas, space and plumbing for automatic washing machine, space for tall fridge freezer, space for cooker , Upvc double glazed window to rear aspect overlooking a green and park beyond.

Bedroom One

3.18m x 2.94m

Upvc double glazed window to rear aspect, radiator, large built in wardrobe with hanging rail and shelving as fitted.

Bedroom Two

2.66m x 2.41m

Upvc double glazed window to front aspect, radiator, built in wardrobe.

Family Bathroom

White suite of panel bath with separate shower over, glazed screen, shelving recess, low level wc, Vanity sink unit, chrome ladder towel rail, Upvc double glazed window to rear aspect, ceramic tiling to splash areas.

Front Garden

Open plan front garden, laid to lawn with pathway to property entrance, brick built storage, gated access to rear garden.

Rear Garden

Recently laid patio, steps with sleepers rising to lawn area by panel fencing, storage area to side.

Garage

Conveniently situated in a nearby block. Single garage with up and over door.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: B

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.

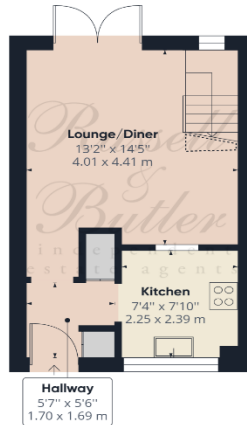
N.B.

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.

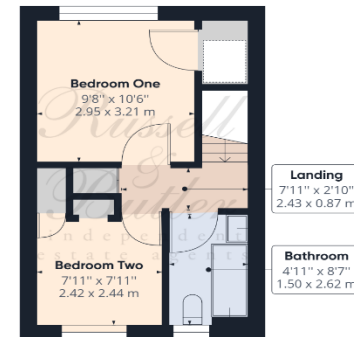




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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

688.96 ft²
64.01 m²

Reduced headroom

13.02 ft²
1.21 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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