

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



2 Old Chapel, St. Rumbolds Lane, Buckingham, MK18 1BX

Asking Price £325,000.00 Freehold

A three bedroom property in a former converted chapel with lots of character features, and being within close proximity to both Buckingham town and Buckingham university. The property benefits further from feature leaded windows, exposed beams, exposed wooden flooring and gas to radiator central heating. Accommodation comprises: sitting room, kitchen/diner, ground floor cloakroom, master bedroom with en-suite shower room, two further bedrooms and bathroom. There is allocated parking to the rear, please note there is no garden to this property. No Onward chain.



Entrance

Doors to shared entrance, vestibule.

Entrance Hall

Door to:

Sitting Room

4.99m + Recess x 3.90m

Exposed wood flooring, two double radiators, stairs rising to first floor, double doors to kitchen/diner, fabulous leaded light window to front aspect, central heating thermostat.

Cloakroom

White suite of wash hand basin, low flush wc.

Kitchen/Dining Room

6.21m x 2.98m

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob with extractor hood over, electric oven under, plumbing for automatic washing machine and dishwasher, "Potterton" gas fired boiler supplying both domestic hot water and radiator central heating, leaded light window to rear aspect, door to rear, exposed wood floor, double radiator.

Galleried First Floor Landing

Access to loft space, double radiator, vaulted ceilings.

Bedroom One

3.81m x 3.12m

Double radiator, leaded light window to rear aspect.

Bedroom Two

3.12m x 3.01m + Door recess

Double radiator, leaded light window to rear aspect.

En-Suite

White suite of fully tiled shower cubicle, wash hand basin, ceramic tiling to splash areas, extractor fan.

Bedroom Three

3.12m Max x 2.00m Max - Irregular shaped room.

Radiator, Velux window.

Family Bathroom

2.35m Max x 2.17m Max - Irregular shaped room.

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, Velux window.

Outside

Parking space to rear.

Please Note

All mains services connected. EPC rating: E Council Tax Band: E

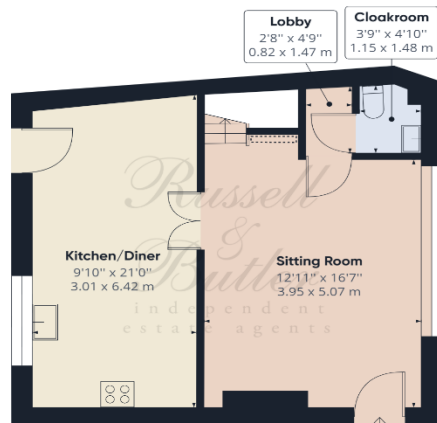
N.B.

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.

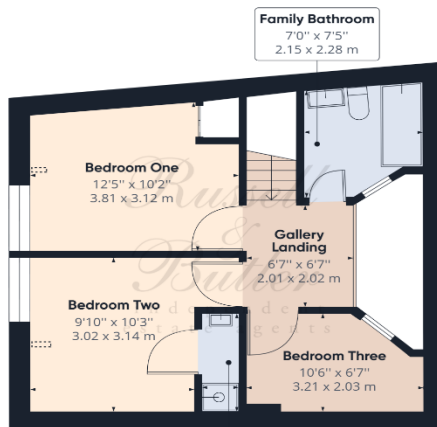
Mortgage Advice

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.





Floor 0



Floor 1

Russell & Butler
independent estate agents

Approximate total area⁽¹⁾

885.88 ft²
82.30 m²

Reduced headroom

3.31 ft²
0.31 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.

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

