

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Russell & Butler
Estate Agents

Wharfside Place, Buckingham, MK18 1GT

Asking Price £275,000.00

A good sized two bedroom house well situated and within short walking distance of Buckingham town centre. The property would make an ideal first buy or buy to let investment and benefits from a block paved driveway to the front, refitted shower room, plenty of storage throughout, Upvc double glazing & gas to radiator central heating. The accommodation fully comprises: Entrance hall, kitchen, sitting room with French doors leading to the rear garden, first floor landing, main bedroom, bedroom two with two built in storage cupboards and a refitted shower room. To the outside there is a rear garden and driveway situated to the front. EPC rating C. Freehold.



Entrance
Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Sitting Room

Approx. 9' 10" x 9' 7" (2.99m x 2.92m)

Upvc double glazed 'French' door to rear aspect, radiator, under stairs storage cupboard.

Kitchen

Approx 9' 11" x 6' 7" (3.02m x 2.01m)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for fridge freezer, space for washing machine, integrated oven and hob, extractor over, radiator, Upvc double glazed window to front aspect.

First Floor Landing

Access to loft space.

Bedroom One

Approx 13' 1" x 9' 7" (4.00m x 2.91m max, 2.63 min)

Upvc double glazed window to rear aspect, radiator.

Bedroom Two

Approx. 9' 9" x 6' 9" (2.98m x 2.07m)

Upvc double glazed window to front aspect, radiator, cupboard housing boiler, a further storage cupboard.

Shower Room

Refitted to comprise walk in shower with both waterfall shower and shower attachment, sink with mono bloc mixer tap, cupboard under, low level wc, radiator, extractor fan.

Front Aspect

Paved patio driveway with gravel and shrub beds to front aspect.

One private parking space in communal parking area.

Rear Garden

Fully enclosed, paved patio with gravel area, flower and shrub beds.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: C

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.

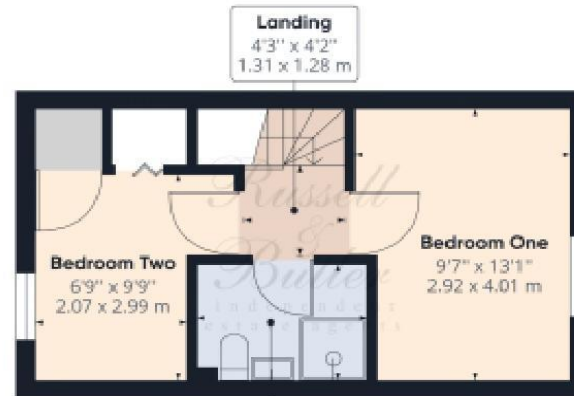




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Floor 0



Floor 1

Approximate total area⁽¹⁾
 565.19 ft²
 52.51 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.

GRAFFE360

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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