

*Russell & Butler*

independent estate agents

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# Bourtonville, Buckingham, MK18 1AY

## Asking Price £325,000.00

A three bedroom semi detached house, situated within easy walking distance of senior schooling including The Royal Latin Grammar and offering gas to radiator central heating, UPVC double glazing, fitted kitchen including oven & hob, a separate dining room, ground floor cloakroom and off road parking. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, bathroom, rear garden and off road parking. NO ONWARD CHAIN. Energy rating D.



### **Entrance**

Upvc double glazed entrance door to:

### **Entrance Hall**

Stairs rising to first floor, under stairs storage cupboard, Upvc double glazed window to side aspect, double radiator, Upvc double glazed door to rear garden.

### **Cloakroom**

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, Upvc double glazed window to side aspect.

### **Sitting Room**

4.34m x 3.98m

Double radiator, Upvc double glazed windows to front and side aspects.

### **Dining Room**

3.02m x 2.55m to chimney breast plus recesses.

Double radiator, Upvc double glazed windows to front and side aspects.

### **Kitchen/Breakfast Room**

2.97m x 2.27m

Inset single drainer stainless steel 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 ceramic hob with extractor canopy over, electric oven under, plumbing for automatic washing machine, radiator, Upvc double glazed window to rear aspect.

### **First Floor Landing**

Access to loft space, cupboard housing "Ideal" gas fired boiler supplying both central heating and domestic hot water, linen shelving as fitted.

### **Bedroom One**

3.66m to front of wardrobe x 3.13m Max, 2.67m Min

Radiator, built in wardrobes, built in storage cupboards, Upvc double glazed window to front aspect.

### **Bedroom Two**

3.26m, Max 2.92m Min to chimney breast x 3.24m Max, 2.72m Min  
L Shaped room.

Radiator, built in wardrobe, Upvc double glazed windows to front and side aspects.

### **Bedroom Three**

3.49m x 2.28m

Radiator, Upvc double glazed window to rear aspect.

### **Family Bathroom**

2.71m x 1.44m

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

### **Front Garden**

Laid to shingle providing parking plus further parking on driveway, box hedge.  
Access to rear garden.

### **Rear Garden**

Laid to shingle, fully enclosed.

### **Please Note**

EPC Rating: D Council Tax Band: D

Mobile phone EE, Three, O2 and Vodaphone - Voice and Data available inside and outside.

Broadband. Super fast fibre available.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **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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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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