

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Mitre Street, Buckingham, MK18 1DW

**Asking Price £299,995.00 Freehold**

For sale with no upper chain, this spacious three bedroom property with accommodation over three floors and fully comprising: Entrance hall, sitting room, inner hall, kitchen with access to the rear garden, first floor landing, bedroom and bathroom, second floor landing and two further good sized bedrooms. To the rear there are steps leading up to a good sized garden. The property would make an ideal first buy or buy to let. EPC rating E. Council Tax Band C. NO UPPER CHAIN. Freehold.



### **Entrance**

Door to:

### **Entrance Hall**

Door to:

### **Sitting Room**

*17' 11" X 14' 1" (5.47m Max x 4.31m Max)*

Upvc double glazed window to front aspect, built in storage, fire with surround, radiator, door to:

### **Inner Hall**

Stairs rising to first floor, door to:

### **Kitchen**

*15' 3" X 6' 8" (4.67m Max x 2.05m Max)*

A range of base and eyelevel units, sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for white goods, radiator, door to rear, Velux window, downlighters.

### **First Floor Landing**

Radiator, stairs rising to second floor.

### **Bedroom One**

*11' 3" X 8' 0" (3.45m max x 2.46m Max to front of wardrobe, 2.34m Min)*

Built in wardrobes, two Upvc double glazed windows to front aspect, radiator.

### **Family Bathroom**

White suite of bath with shower over, low level wc, wash hand basin with mixer tap, tiling to splash areas, downlighters, cupboard housing hot water tank, Upvc double glazed window to rear aspect.

### **Second Floor Landing**

Upvc double glazed window to front aspect.

### **Bedroom Two**

*11' 3" X 8' 1" (3.44m Max x 2.48m Max)*

Velux window to rear, built in wardrobes, feature fireplace.

### **Bedroom Three**

*17' 1" X 6' 9" (5.22m Max x 2.07m Max )*

Please note some restricted head room.

Velux window to rear, radiator.

### **Outside**

### **Rear Garden**

Steps leading up to rear garden from kitchen, garden is laid mainly to lawn.

Please note there is shared pedestrian access at the rear.

### **Please Note**

EPC Rating: E.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: No allocated parking.

Measurements on floor plan are approximate 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.





Russell  
&  
Butler  
Independent  
Real Estate Agents



Russell  
& Butler  
Independent  
Estate Agents



Russell  
& Butler  
Independent  
Estate Agents



Russell  
& Butler  
Independent  
Estate Agents



Russell  
& Butler  
Independent  
Estate Agents



Approximate total area<sup>(1)</sup>  
324.86 ft<sup>2</sup>  
30.18 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GRAPHIC 340



**Bedroom**  
8'1" x 11'4"  
2.47 x 3.47 m

**Bathroom**  
4'2" x 10'11"  
1.29 x 3.34 m

**Landing**  
2'9" x 5'8"  
0.86 x 1.74 m

Floor 1

**Approximate total area<sup>(1)</sup>**  
200.64 ft<sup>2</sup>  
18.64 m<sup>2</sup>

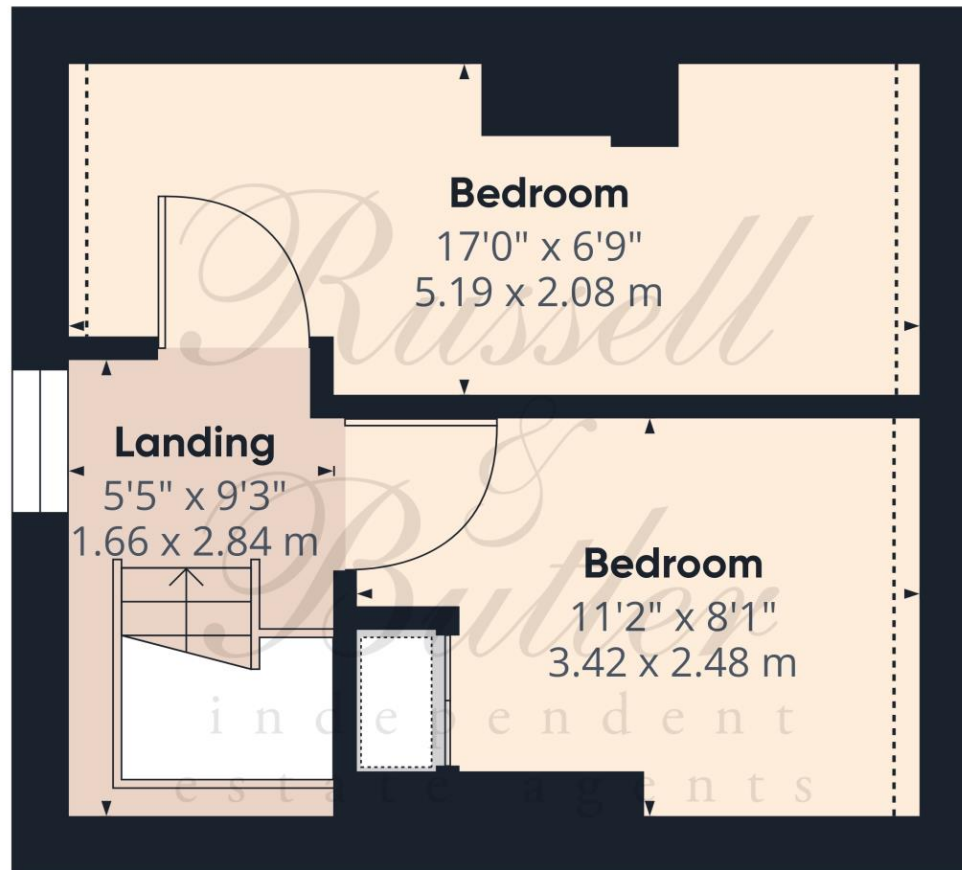
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Floor 2

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

222.71 ft<sup>2</sup>  
20.69 m<sup>2</sup>

**Reduced headroom**

9.24 ft<sup>2</sup>  
0.86 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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](http://www.russellandbutler.com)

