

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



# Avenue Road, Winslow, MK18 3DB

## Asking Price £285,000.00

For sale with no upper chain, an immaculately presented two bedroom terraced house situated within a short walking distance to Winslow town centre. The property has been recently re-furbished including a re-fitted kitchen & bathroom. The accommodation of the property comprises; Entrance hall, re-fitted kitchen, sitting room, dining room with French doors to rear garden, first floor landing, bedroom one with built in wardrobe, bedroom two, re-fitted modern bathroom. To the front of the property there is a small garden & gated access leading to low maintenance rear garden with storage shed. Two parking spaces. EPC RATING D. COUNCIL TAX BAND C. An ideal first buy or buy to let investment. Freehold.



## Entrance

UPVC door to;

## Entrance Hall

Storage cupboard, radiator, archways leading to ground floor accommodation.

## Sitting Room

*9' 1" X 13' 6" (2.78m X 4.14m)*

(Maximum 4.14m, minimum 3.29m) Radiator, stairs rising to first floor, UPVC double glazed bay window to front aspect.

## Kitchen

*7' 2" X 6' 2" (2.20m X 1.88m)*

Re-fitted to comprise: inset single drainer stainless steel sink unit with mono-bloc dual level tap & cupboard under, further range of base & wall mounted units, ceramic tiling to splash areas, granite effect work tops. Integrated single electric oven, four burner gas hob, extractor fan with carbon filters above, under counter integrated fridge, freezer, space & plumbing for washing machine, double glazed window to rear aspect.

## Dining Room

*8' 3" X 6' 3" (2.53m X 1.91m)*

Radiator, inset spot lights, wooden frame double glazed windows to rear aspect, UPVC double glazed French doors to rear garden.

## First Floor Landing

Airing cupboard housing hot water tank.

## Bedroom One

*10' 2" X 9' 8" (3.12m X 2.97m)*

Built in wardrobe with hanging rail, radiator, access to loft, UPVC double glazed window to front aspect.

## Bedroom Two

*9' 8" X 7' 10" (2.95m X 2.39m)*

Radiator, access to loft, UPVC double glazed window to front aspect.

## Bathroom

*7' 1" X 5' 6" (2.17m X 1.69m)*

Re-fitted to comprise; white suite of panel bath with shower over, wash hand basin with cupboard under, low level W.C coupled with cupboard, radiator, vinyl flooring, double glazed Velux window.

## Front Garden

Laid mainly to lawn with low lying shrubs, footpath leading to entrance.

## Rear Garden

Fully enclosed & laid mainly to lawn with paved patio areas, storage shed, outside tap & side gate access to front aspect.

## Parking

Two parking spaces situated to the right of the property.

## Please Note

Freehold.

EPC Rating: D

Council Tax Band: C

The boiler was fitted 12 months ago.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

**BROADBAND/MOBILE COVERAGE:** Standard & Superfast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps 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: Two parking spaces.

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

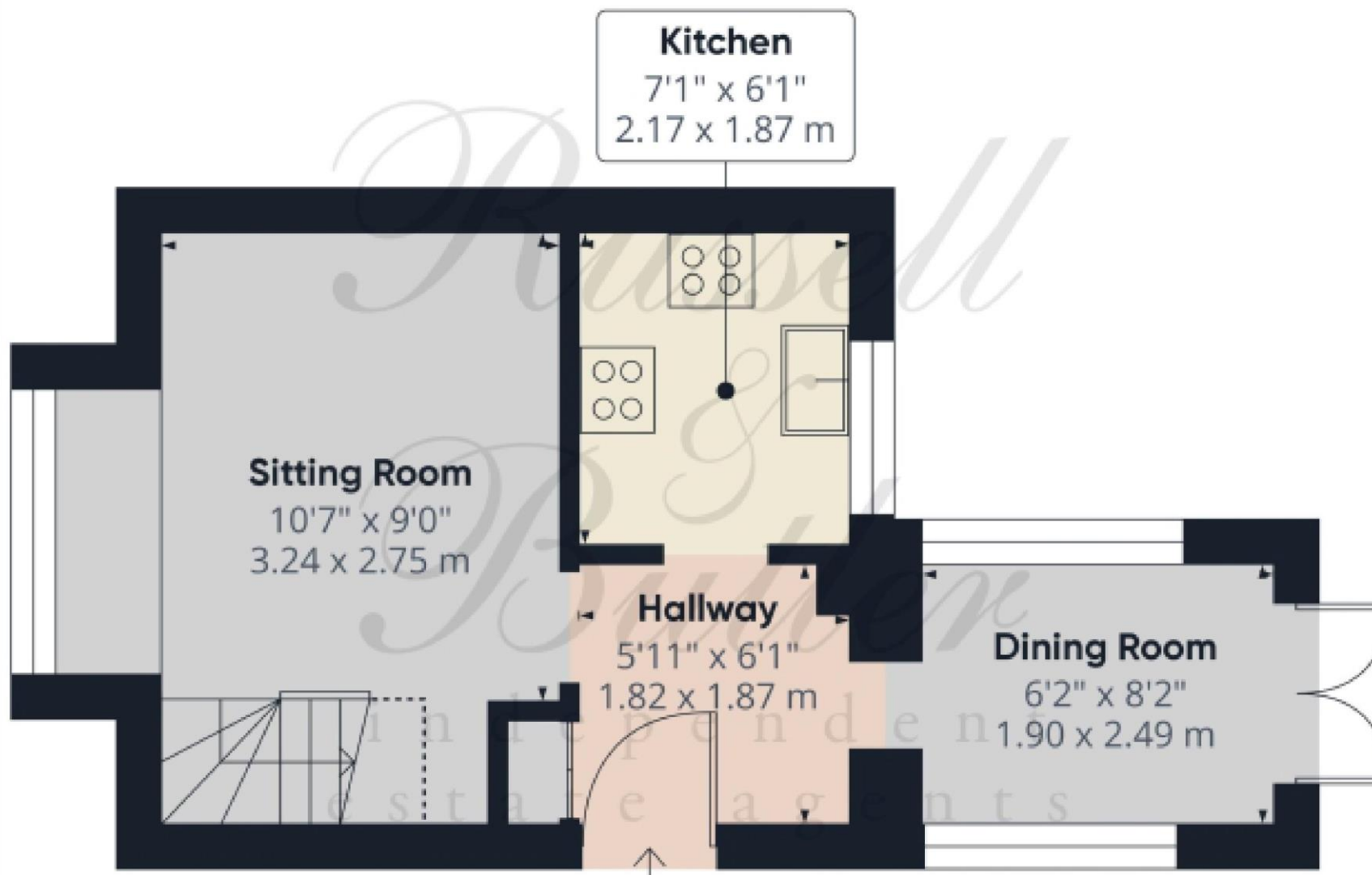
## Mortgage Advice

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.





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

275.45 ft<sup>2</sup>

25.59 m<sup>2</sup>

Reduced headroom

7.73 ft<sup>2</sup>

0.72 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.

GRAFFE350

Floor 0



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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