

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Grenville Road, Buckingham, MK18 1LR Asking Price £275,000.00 Freehold

A well-presented two double bedroom semi-detached property, favourably located on the edge of Stowe approach with a large rear garden and views beyond, and within walking distance to Buckingham town centre and all the facilities. This lovely property benefits further from built in wardrobes to the main bedroom, integrated appliances, gas to radiator central heating and UPVC double glazing.

The accommodation over two floors and comprises: Sitting room with feature fireplace and engineered Oak flooring, re-fitted kitchen/diner with Bosch integrated appliances and French doors leading out onto the decked entertaining area. On the first floor: landing with walk in airing cupboard, two double bedrooms, one benefitting from built in wardrobes, the other from views towards Stowe, a re-fitted bathroom with white suite comprising of 'L' shaped bath with separate shower over. Open plan gardens to the front and a good size rear garden.
EPC rating C. Council tax band B.



Entrance

Upvc double glazed door to:

Sitting Room

12' 3" X 15' 11" (3.75m X 4.87m)

With Upvc double glazed window to front aspect, two contemporary style upright radiators, engineered Oak flooring, open fireplace, Oak slats to staircase with under stair storage cupboards, housing gas fired Baxi combi boiler and space and plumbing for automatic washing machine. Meter cupboard.

Kitchen/Diner

9' 11" X 15' 11" (3.03m X 4.86m)

Re-fitted to a high specification to comprise inset stainless steel single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with Oak work tops over with coordinating upstands, metro style tiling to splash areas, ceramic tiled flooring, inset downlighters, upright radiator, integrated fridge/freezer, integrated dishwasher, built in induction hob with electric oven under, extractor hood over. Upvc double glazed window to side aspect, Upvc double glazed French patio doors to rear garden.

First Floor Landing

Upvc double glazed window to side aspect, access to loft space, walk in airing cupboard with shelving and radiator.

Bedroom One

12' 11" X 9' 6" (3.94m X 2.92m)

Benefitting from a range of built in wardrobes with hanging rails and shelving as fitted, radiator, Upvc double glazed window to front aspect.

Bedroom Two

9' 6" X 10' 1" (2.92m X 3.09m)

With radiator, Upvc double glazed window to rear aspect with views towards Stowe, useful recess currently being utilised as a workstation.

Family Bathroom

6' 0" X 5' 10" (1.84m X 1.78m)

Re-fitted white suite if 'L' shaped bath with separate shower over, glazed screen, low level W/C, wash hand basin, Full height ceramic tiling to walls, chrome ladder/heater rail, Upvc double glazed window to rear aspect, ceramic tiled flooring.

Front Garden

Open plan front garden, laid mainly to lawn with pathway leading to property entrance, side paved access to rear garden.

Rear Garden

With decked entertaining area, steps leading down to the large lawn with established planting and shrub hedging, outside tap, outside power, brick-built store.

Brick Store

With power connected.

Please Note

EPC Rating: C.

Council Tax Band: B.

Construction type: Standard

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

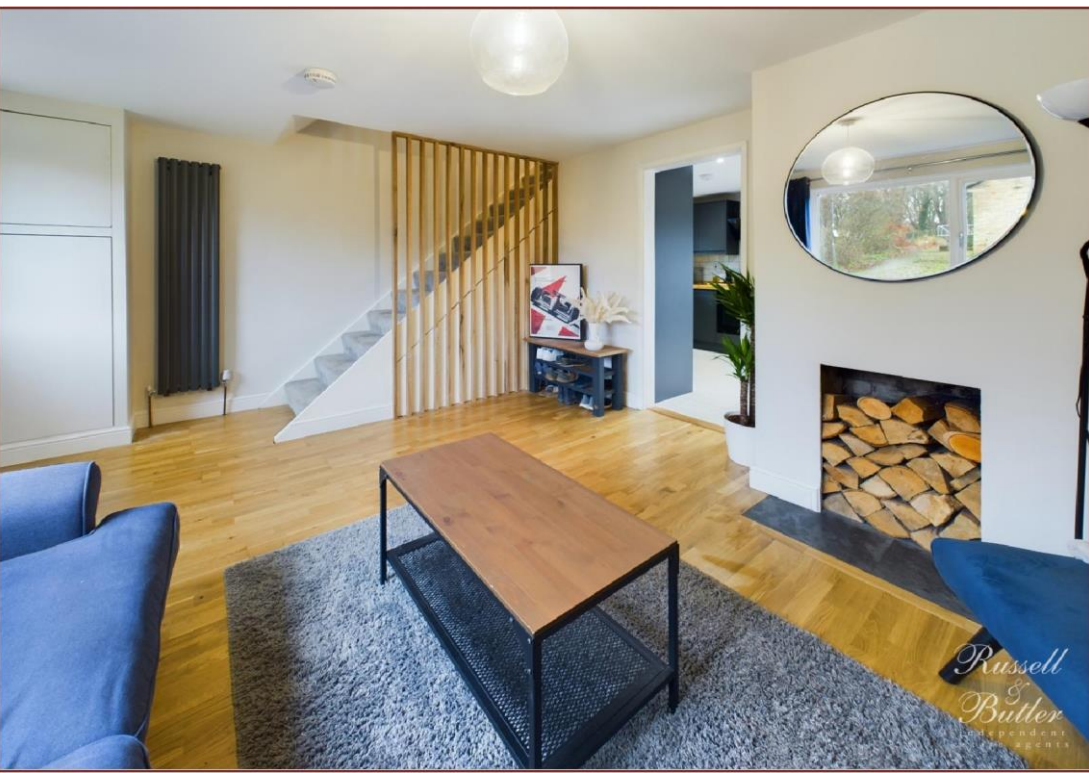
Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 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)

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Parking: On Street

Please note that the property was underpinned in 2002/2003 by previous owners due to subsidence caused by tree roots, the tree was removed and there is no evidence of subsequent movement since. The current owners have documentary evidence of the insurance claim made at that time and the works carried out. There has been no difficulty in obtaining a mortgage or house insurance on the property.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. Therefore these are not to be relied upon.





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

758 ft²
70.42 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.

Calculations are based on BCS IPMS 3C standard.

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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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