

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Russell & Butler
independent estate agents

Redshaw Close, Buckingham, MK18 7BS

Asking Price £275,000.00 Freehold

THIS PROPERTY IS SSTC Offered for sale with no upper chain, a very well presented two bedroom property situated in a great location overlooking a green on the Linden village development in Buckingham. The property is in walking distance and catchment for the Royal Latin Grammar school and walking distance of Buckingham town centre and benefits from a refitted kitchen, refitted shower room, Upvc double glazing and gas to radiator central heating. The accommodation of the property fully comprises: Open plan living to the ground floor, first floor landing, two good sized bedrooms and shower room. The property has both front and rear gardens and a garage located at the rear. The property would make an ideal buy to let or first time buy. EPC rating C. Council Tax Band: B. NO UPPER CHAIN.



Entrance

Door to:

Open Plan Living/Kitchen/Diner

24' 6" X 11' 8" (7.48m X 3.57m)

Total: 7.48m Max x 3.57m Max

Lounge area:

4.66m Max x 3.57m Max

Upvc double glazed window to front aspect, radiator, built in storage.

Kitchen area:

2.85m Max x 3.55m intro door recess area

Refitted to comprise a range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, built in oven and hob, extractor over, space for washing machine, space for fridge, Upvc double glazed window to rear aspect, door to rear, radiator, downlighters, stairs rising to first floor.

First Floor Landing

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

Bedroom One

9' 9" X 8' 11" (2.98m to front of built in wardrobe x 2.74m)

Built in wardrobe, Upvc double glazed window to front aspect, radiator.

Bedroom Two

11' 8" X 7' 6" (3.57m Max x 2.29m Max)

Upvc double glazed window to rear aspect, built in storage cupboard with rail, radiator.

Shower Room

Fully tiled walk in shower, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, tiling to splash areas, downlighters, extractor fan.

Outside

Front Aspect

Laid to lawn, pathway leading to property entrance.

Rear Garden

Laid mainly to lawn with paved area, gated access to rear.

Garage

Located at the rear in a block.

Please Note

EPC Rating: C.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas Central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast 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: 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
estate agents



*Russell
& Butler*
Independent
Estate Agents



*Russell
& Butler*
Independent
Estate Agents



*Russell
& Butler*
Independent
Estate Agents



*Russell
& Butler*
Independent
Estate Agents



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

