

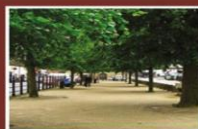
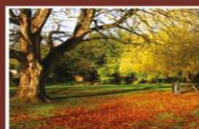
Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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OPEN 7 DAYS A WEEK
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Palmers Path, Winslow, MK18 3GN Asking Price £250,000.00 Freehold

A fabulous one-bedroom mid terrace property approx. 490 sq ft located on a no through road in Winslow and being within walking distance to the town and local amenities. This fine example of a one-bedroom home would make an ideal first time or investment purchase and is available for sale with no onward chain. The accommodation comprises: entrance hallway with wood laminate flooring throughout, ground floor cloakroom, modern kitchen with integrated appliances, a light and bright sitting room to the rear with French doors leading out onto the patio and rear garden. On the first floor, good size landing leading to the large double bedroom and bathroom with white suite to the rear. There is allocated and visitor parking to the front, fully enclosed gardens to the rear with pedestrian access, gas to radiator central heating and UPVC double glazing throughout. An early viewing would be recommended to avoid disappointment. EPC rating B. Council tax band B.



Entrance

Composite door to entrance hall.

Entrance Hall

Stairs rising to first floor, radiator, grey wood laminate flooring.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, radiator, grey wood laminate flooring, Upvc double glazed window to front aspect.

Lounge/Diner

13' 10" X 10' 10" (4.24m X 3.32m)

Upvc double glazed French doors to patio and rear garden, grey wood laminate flooring, under stairs storage cupboard, radiator.

Kitchen

9' 3" X 6' 2" (2.84m X 1.88m)

Fitted to a high specification to comprise inset one and a quarter single drainer sink unit with mono bloc mixer tap, cupboard under, a further range of wall, drawer and base units, work tops over, co-ordinating upstands, integrated electric hob, electric oven under, filter hood over, integrated fridge/freezer, space and plumbing for washing machine, Upvc double glazed window to front aspect, grey wood laminate flooring.

First Floor Landing

A light and bright landing with space for workstation/desk, Upvc double glazed window to rear aspect.

Bedroom One

13' 10" X 12' 11" (4.24m X 3.95m)

Two Upvc double glazed windows to front aspect, radiator, over stair storage cupboard housing gas fired combi boiler.

Family Bathroom

7' 2" X 5' 7" (2.19m X 1.71m)

White suite of panel bath with separate shower over, glazed screen, low level wc, wall mounted wash hand basin, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, ladder heater towel rail.

Front Garden

Open plan frontage overlooking a green with allocated and visitor parking, gated pedestrian access to rear garden.

Rear Garden

A fully enclosed good size rear garden laid mainly to lawn with paved patio, pathway leading to further patio area with pergola, gated pedestrian rear access, outside water tap, timber storage shed.

Please Note

EPC Rating: B.

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 1800Mbps download and 220Mbps 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: An allocated parking space and unallocated visitor 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.





*Russell
& Butler*
independent
estate agents





Floor 0



Floor 1

Approximate total area⁽¹⁾

488.89 ft²

45.42 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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