

*Russell & Butler*

independent estate agents

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# Western Avenue, Buckingham, MK18 1LN

## Asking Price £299,995.00 Freehold

A spacious three bedroom home well situated in Buckingham within walking distance of the town centre and being in catchment for the Royal Latin Grammar school. The property is in need of updating and offers plenty of potential having a good size rear garden to the rear, driveway parking and a single garage. The accommodation of the property fully comprises: Entrance hall with plenty of built in storage and giving access to the garage, sitting room with bay window to the front, dining room with French doors leading to the rear, kitchen, first floor landing, two double bedrooms, bedroom three with built in storage and family bathroom. To the front of the property there is driveway parking and to the rear a good sized garden with both paved and decked areas. EPC rating D. Council Tax Band:C. Freehold.



## Entrance

Door to:

## Entrance Hall

Radiator, two built in storage cupboards, stairs rising to first floor, access to garage.

## Sitting Room

13' 6" X 10' 5" (4.13m Max x 3.19m + Bay)

Upvc double glazed Bay window to front aspect, coving to ceiling.

## Dining Room

12' 5" X 11' 7" (3.79m x Max 3.54m Max, 3.05m Min )

Double glazed window to rear aspect.

## Kitchen

7' 10" X 7' 4" (2.39m Max x 2.26m Max)

Stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, stairs rising to first floor, space for oven, space for washing machine, Upvc double glazed window to rear aspect, gas boiler (not working).

## First Floor Landing

Access to loft space, built in cupboard housing hot water tank with shelf as fitted, Upvc double glazed window to side aspect.

## Bedroom One

12' 10" X 10' 2" (3.92m Max x 3.10m Max + door recess)

Upvc double glazed window to front aspect, radiator.

## Bedroom Two

12' 9" X 10' 2" (3.90m X 3.12m)

Upvc double glazed window to rear aspect, radiator.

## Bedroom Three

9' 8" X 9' 6" (2.97m Max x 2.9m Max)

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

## Family Bathroom

White suite of bath, low level wc, pedestal wash hand basin, tiling to splash areas, Upvc double glazed window to rear aspect, radiator.

## Front Aspect

Driveway to front.

## Rear Garden

Laid mainly to lawn with decked and paved areas, storage shed.

## Garage

16' 6" X 7' 10" (5.05m X 2.40m)

Up and over door, door to rear, eaves storage space, power and light connected.

## Please Note

EPC Rating: D

Council Tax Band: C.

Construction type: Standard

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating (boiler not working)

Parking: Driveway parking.

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).

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

## Mortgage Advice

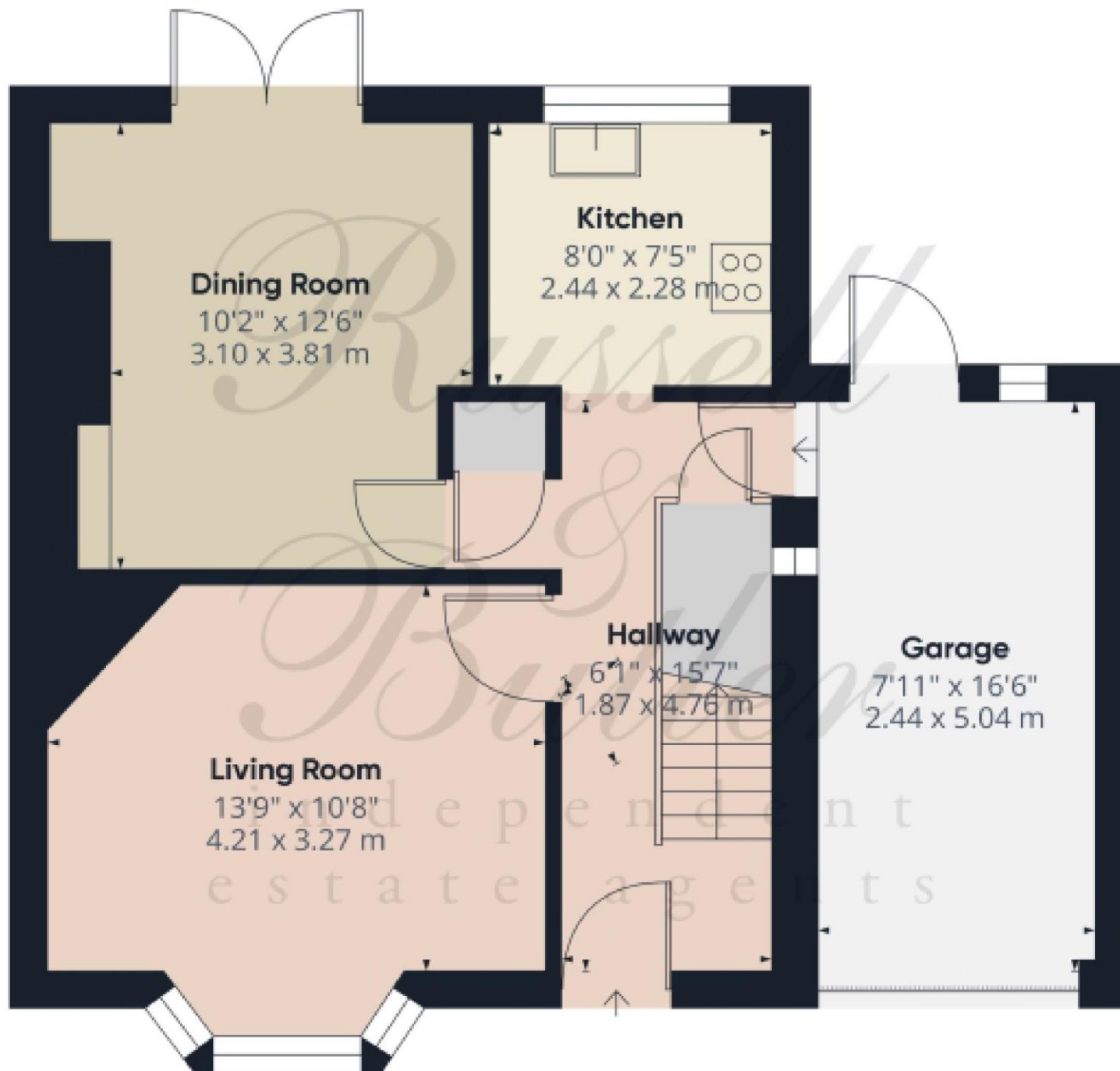
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Floor 0

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

595.89 ft<sup>2</sup>

55.36 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.

GRAFFE360



Floor 1

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Approximate total area<sup>(1)</sup>  
435.82 ft<sup>2</sup>  
40.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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GRAFFI 360

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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