

*Russell & Butler*  
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

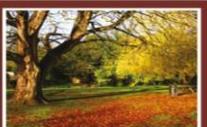
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# Gawcott Road, Buckingham, MK18 1DR

**Asking Price £229,995.00**

A two double bedroom character cottage within easy walking distance to Buckingham town centre and Buckingham university. The accommodation is over two floors: Kitchen/Breakfast room, sitting room, on the first floor, two double bedrooms and bathroom. Enclosed garden to the front. The property further benefits from gas to radiator central heating and UPVC double glazing. The property has been let at £950 PCM therefore would make an ideal investment. EPC Rating E. Council tax band B.



**Entrance**

Door to:

**Sitting Room**

11' 7" X 13' 7" (3.53m X 4.14m)

Feature fireplace, wood laminate flooring, radiator, Upvc double glazed window to front aspect.

**Kitchen/Breakfast**

11' 9" X 13' 7" (3.58m X 4.14m)

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, ceramic tiling to splash areas, four ring gas hob with electric oven under, fridge/freezer, washing machine, radiator, Upvc double glazed window to front aspect, staircase to first floor.

**Bedroom One**

11' 9" X 10' 6" (3.58m X 3.20m)

Built in storage cupboard, radiator, exposed beams, Upvc double glazed window to front aspect.

**Bedroom Two** 11' 7" X 8' 8" (3.53m X 2.64m)

Radiator, exposed beams, Upvc double glazed window to front aspect, airing cupboard housing hot water tank.

**Bathroom**

White suite of panel bath with separate shower over, pedestal wash hand basin, low level w/c, ceramic tiling to splash areas, chrome ladder towel rail, built in shelving, Upvc double glazed window to rear aspect.

**Front Aspect**

Pedestrian gated access to fully enclosed front garden, with astro turf, large decked area. Storage cupboard housing gas fired boiler.

**Please Note**

EPC Rating: E.

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.



Floor 0



Floor 1

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

614.76 ft<sup>2</sup>  
56.11 m<sup>2</sup>

Reduced headroom

20.83 ft<sup>2</sup>  
1.93 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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