



Templeman Place, Buckingham, MK18 1XL
Asking Price £289,950.00 Freehold

A two bedroom mid terrace house situated within easy walking distance of Buckingham's town centre. The property is offered with gas to radiator central heating, UPVC double glazing, cloakroom, parking space and rear garden. The accommodation comprises: Sitting room, cloakroom, kitchen/dining room, two double bedrooms, bathroom, parking space and West facing rear garden. Council tax Band B. Energy rating B. NO ONWARD CHAIN.



Templeman Place, Buckingham, MK18 1XL

Entrance:

Composite entrance door to:

Sitting Room:

13' 11" X 11' 9" (4.25m X 3.60m)

Radiator. UPVC double glazed window to front aspect. Stairs to first floor. Open through to kitchen/Dining room.

Kitchen/Diner:

12' 1" X 9' 11" (3.69m X 3.04m)

Inset single drainer stainless steel sink init with monobloc mixer tap and a cupboard under. Further range of base and eye level units. Rolled edged worksurfaces. 4 ring ceramic hob with electric oven under, concealed extractor fan over. Plumbing for automatic washing machine. "Ideal" gas fired combi boiler serving central heating and domestic hot water. UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden.

Cloakroom:

5' 6" X 3' 8" (1.69m X 1.12m)

White suite comprising: wash hand basin. Low level W.C. Extractor fan.

First Floor Landing:

Doors to bedrooms and bathroom.

Bedroom One:

12' 2" X 12' 1" (3.72m X 3.70m)

Radiator. UPVC double glazed window to rear aspect.

Bedroom Two:

12' 2" X 8' 7" (3.72m X 2.63m)

Radiator. UPVC double glazed window to front aspect. Access to loft space.

Bathroom:

6' 8" X 5' 3" (2.04m X 1.61m)

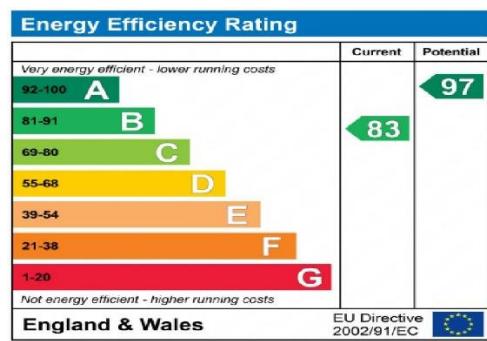
White suite comprising: Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Ceramic tiled splash areas. Extractor fan. Radiator.

Outside:

Parking space to front. Gated pedestrian rear access to rear garden.

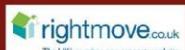
Rear Garden:

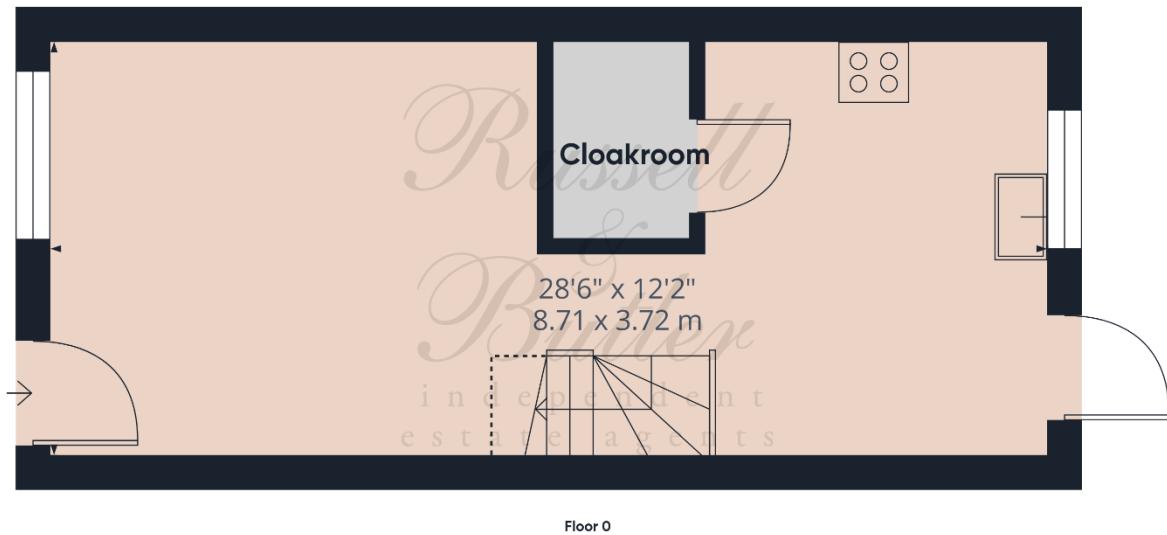
Laid to shingle with paved patio. Fully enclosed by timber fencing. West facing.



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.

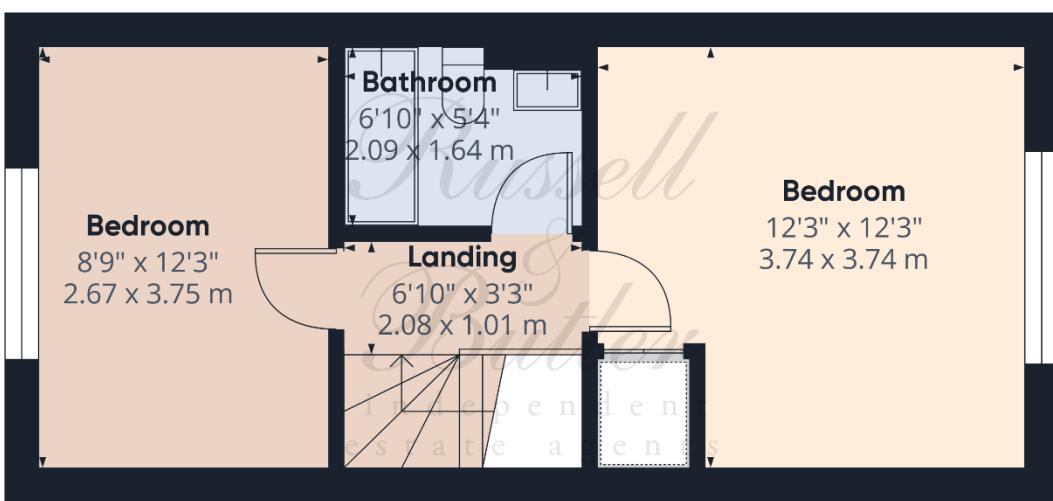
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Approximate total area⁽¹⁾
 654.24 ft²
 60.78 m²

Reduced headroom
 8.8 ft²
 0.82 m²



(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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