

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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*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

Swithin Lane, Buckingham, MK18 1ZJ

Asking Price £425,000.00 Freehold

A three bedroom semi detached house with gas to radiator central heating, fitted kitchen with integrated appliances, upvc double glazing, en-suite shower room, garage and garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining room, utility room, first floor landing, bedroom one with en-suite shower room, two further bedrooms, family bathroom, garage and garden. NO ONWARD CHAIN. Council Tax Band C. Energy rating B.



Entrance

Composite entrance door to:

Entrance Hall

Radiator, stairs rising to first floor.

Cloakroom

Two radiators, Two Upvc double glazed windows to front and side aspects.

Kitchen/Diner

17' 8" X 9' 4" (5.39m X 2.87m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring gas hob with electric oven under, extractor hood over, integrated fridge freezer, integrated dishwasher, cupboard under housing "Ideal" gas fired boiler supplying both gas to radiator central heating and domestic hot water, two radiators, two Upvc double glazed windows to front and side aspects, Upvc double glazed French patio doors to rear garden.

Utility Room

5' 7" X 5' 4" (1.71m X 1.65m)

Fitted worksurfaces with cupboard under, space for tumble dryer, plumbing for automatic washing machine, radiator.

First Floor Landing

Access to loft space, built in storage cupboard, radiator.

Bedroom One

14' 2" X 10' 2" (4.32m Max into wardrobe recess, 3.41m Min x 3.12m)

Radiator, Upvc double glazed window to front aspect.

En-Suite

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, extractor fan, ladder towel radiator, Upvc double glazed window to front aspect.

En-Suite

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, extractor fan, ladder towel radiator, Upvc double glazed window to front aspect.

Bedroom Two

10' 10" X 9' 7" (3.31m X 2.94m)

Radiator, built in overstairs wardrobe, Upvc double glazed window to front aspect.

Bedroom Three

8' 10" X 7' 2" (2.71m X 2.19m)

Radiator, Upvc double glazed window to side aspect.

Family Bathroom

White suite of panel bath, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazed window to side aspect, extractor fan.

Front Garden

Small open plan front garden, laid to lawn, steps leading to property entrance, gated access to rear garden, drive leading to garage.

Rear Garden

Laid to lawn, paved patio, enclosed by brick wall and fencing, outside tap.

Garage

21' 1" X 10' 5" (6.43m X 3.18m)

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

Please Note

EPC Rating: B.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

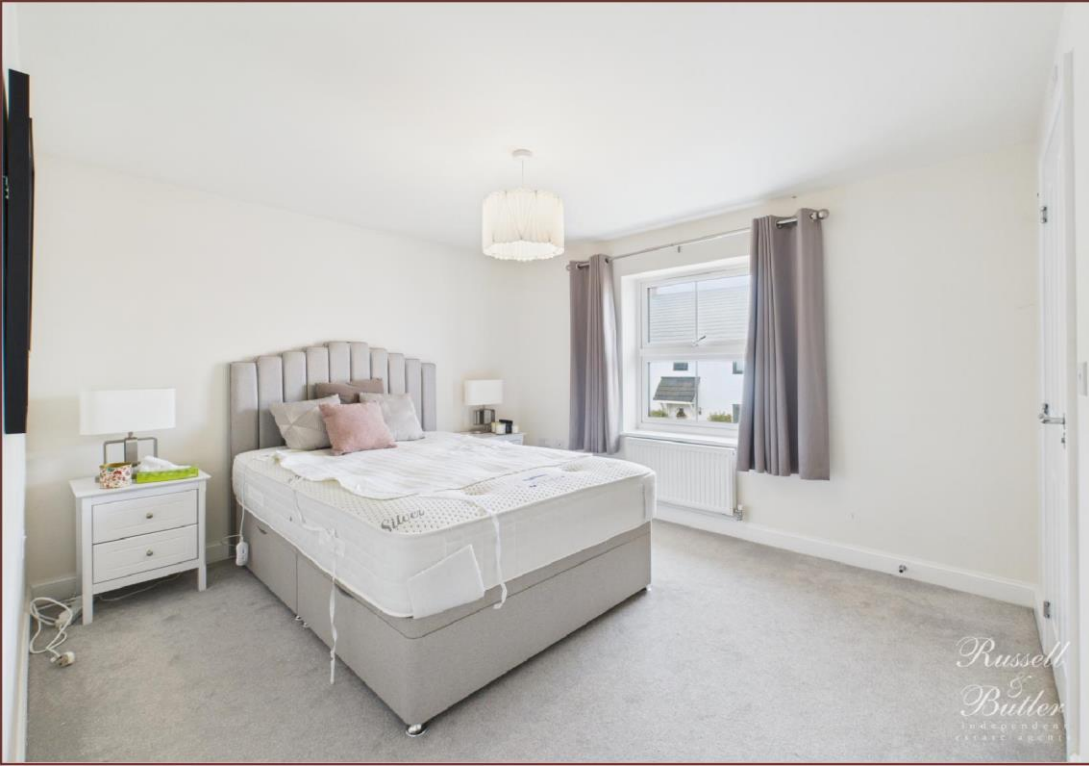
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Drive and Garage 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



Approximate total area⁽¹⁾

466 ft²
43.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GBR/FFE350

Utility Room

5'6" x 5'4"
1.69 x 1.64 m

Kitchen/Diner

9'4" x 17'7"
2.85 x 5.37 m

Sitting Room

10'6" x 17'7"
3.22 x 5.38 m

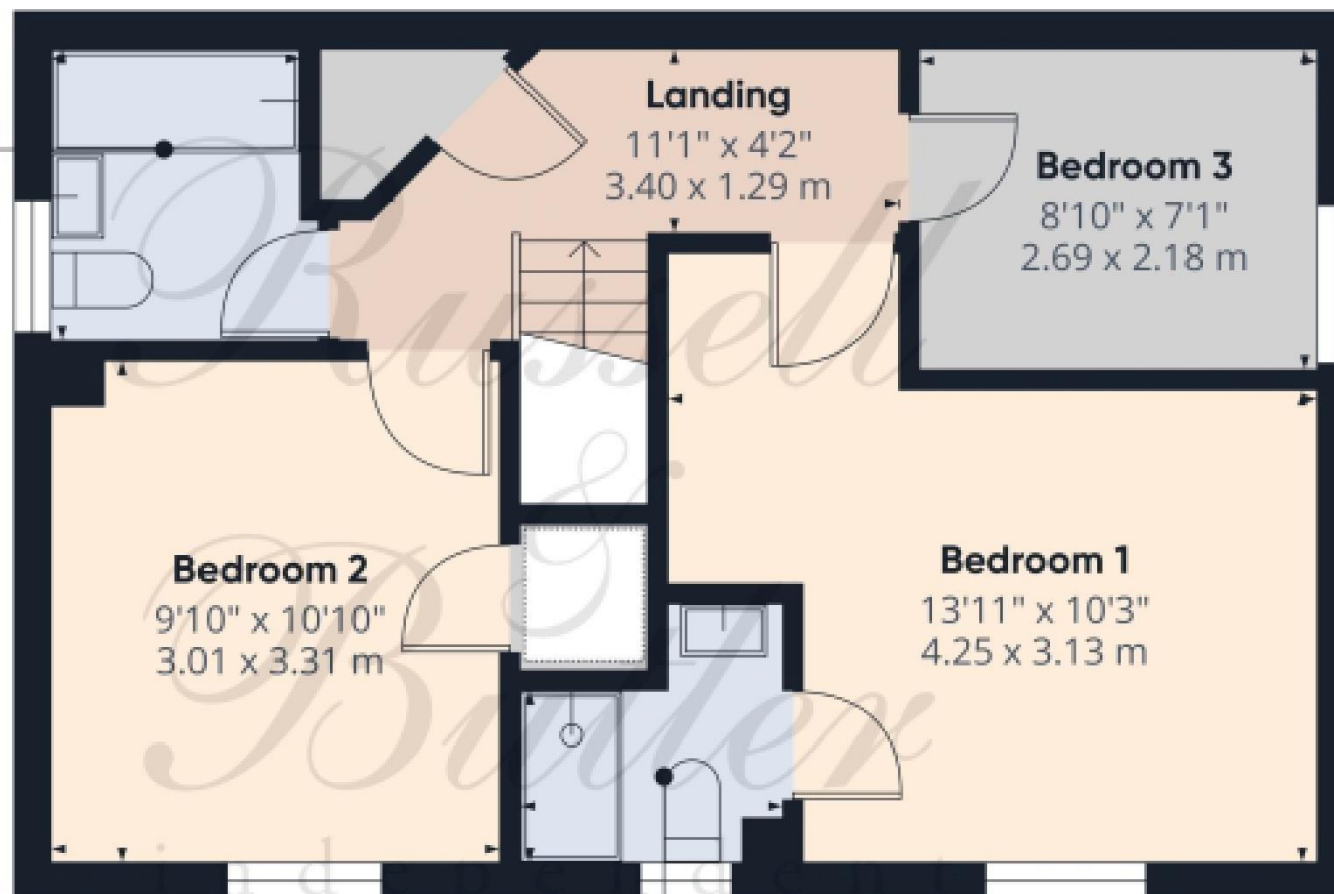
Hallway

6'1" x 6'8"
1.87 x 2.03 m

WC

3'1" x 4'9"
0.95 x 1.47 m

Bathroom
5'6" x 6'7"
1.69 x 2.01 m



Approximate total area*

441 ft²
40.8 m²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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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