

*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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**Waine Close, Buckingham, MK18 1FG**

**Fixed Price £350,000.00 Freehold**

A three bedroom end of terrace property located on the popular Mount Pleasant development being in catchment for the Royal Latin Grammar School and walking distance to Buckingham town centre. The property benefits further from a conservatory addition, driveway and garage to the side. Accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/diner leading to the conservatory. On the first floor, bedroom one with built in wardrobe and en-suite shower room, two further bedrooms and family bathroom. Outside enclosed gardens to the rear with flower and shrub beds and borders, allocated parking to the side and single garage. EPC rating C.



### Entrance

Part glazed entrance door with canopy over to:

### Entrance Hall

Providing access to accommodation, radiator, tiled flooring.

### Cloakroom

Suite of low level W/C, wash hand basin, radiator, ceramic tiled floor.

### Sitting Room

*17' 11" X 11' 2" (5.48m X 3.42m)*

Upvc double glazed window to front aspect, radiator, stair rising to first floor, storage cupboard with hot water tank, Sandstone fireplace.

### Kitchen/Diner

*13' 11" X 9' 5" (4.25m X 2.89m)*

Fitted to comprise inset stainless steel single drainer sink unit with mon bloc mixer taps, cupboard under, a range of wall, drawer and base units with work tops over, space and plumbing for washing machine, space for cooker, space for tall fridge/freezer, Upvc double glazed window to rear aspect, ceramic tiled flooring, double glazed sliding doors to conservatory.

### Conservatory

*12' 5" X 10' 0" (3.79m X 3.06m)*

Upvc double glazed with brick base, ceramic tiled flooring, French doors to rear garden, personal door to garage.

### First Floor Landing

Access to loft space.

### Bedroom One

*11' 9" X 9' 11" (3.60m X 3.04m)*

Upvc double glazed window to front aspect, radiator, built in wardrobes, door to:

### En-suite

Fully tiled shower cubicle with shower as fitted, low level W/C, pedestal wash hand basin, ceramic tiled floor, tiling to walls, Upvc double glazed window to front aspect.

### Bedroom Two

*11' 6" X 7' 3" (3.51m X 2.21m)*

Radiator, Upvc double glazed window to rear aspect.

### Bedroom Three

*7' 11" X 6' 5" (2.42m X 1.96m)*

Radiator, Upvc double glazed window to rear aspect.

### Bathroom

White suite of panel bath, pedestal wash hand basin, low level W/C, ceramic tiling to walls, ceramic tiled floor, Upvc double glazed window to side aspect, chrome ladder/tower rail, ceramic tiling to walls.

### Rear Garden

Designed for ease of maintenance the rear garden comprises of lawn area, well stocked flower and shrub beds and borders, paved patio areas, hard standing for glass house, gated side access, outside tap.

### Single Garage

*16' 10" X 8' 7" (5.14m X 2.64m)*

With light and power connected, up and over door.

### Front Garden

Driveway providing off road parking and leading to single garage .

### Please Note

All main services are connected.

EPC rating C.

Council tax band D

### 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.

### N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.









*Russell & Butler*  
independent  
estate agents









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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