

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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*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

Small Crescent, Buckingham, MK18 7DE

Asking Price £215,000

Offered for sale with no onward chain, this well presented one bedroom cluster home located on the popular Linden Village development and being within close walking distance to Bourton park, Buckingham town centre and all the amenities. The accommodation in brief, entrance hall with storage cupboard, kitchen, lounge/diner with French doors leading out to the enclosed rear garden. On the first floor, double bedroom with built in wardrobe, double width airing cupboard and bathroom with white suite. The property benefits further from gas to radiator central heating and UPVC double glazing. EPC rating C. Council tax band B.



Entrance

Outside storage cupboard, Upvc double glazed door to entrance hall.

Hall

6' 6" X 5' 3" (2.00m X 1.61m)

With storage cupboard, wood laminate flooring, archway through to kitchen.

Kitchen

6' 5" X 6' 9" (1.97m X 2.07m)

Fitted with a range of wall/drawers and base units, work tops over, space for electric cooker, space and plumbing for washing machine, space for under counter fridge, inset stainless steel single drainer sink unit, Upvc double glazed window to rear aspect, wood laminate flooring, radiator, ceramic tiling to splash area.

Lounge/Diner

14' 5" X 9' 2" (4.40m X 2.81m)

Radiator, Upvc double glazed French door to patio and rear garden, stairs rising to first floor.

First Floor Landing

Airing cupboard housing gas fired boiler and hot water tank.

Bedroom

9' 3" X 8' 9" (2.83m X 2.69m)

Upvc double window and rear aspect, radiator, large built in wardrobe with hanging rail and shelving as fitted.

Bathroom

6' 3" X 6' 2" (1.93m X 1.88m)

White suite of panel bath with separate shower over, glazed screen, wash hand basin with sink unit, low level wc, full and half height ceramic tiling, ladder radiator towel rail, Upvc double glazed window to rear aspect.

Front Garden

Open plan front garden, laid to lawn with storage cupboard, gated side access to rear garden.

Rear Garden

Fully enclosed rear garden, laid mainly to lawn, paved patio, enclosed by panel fencing, timber shed.

Please Note

EPC Rating: C.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

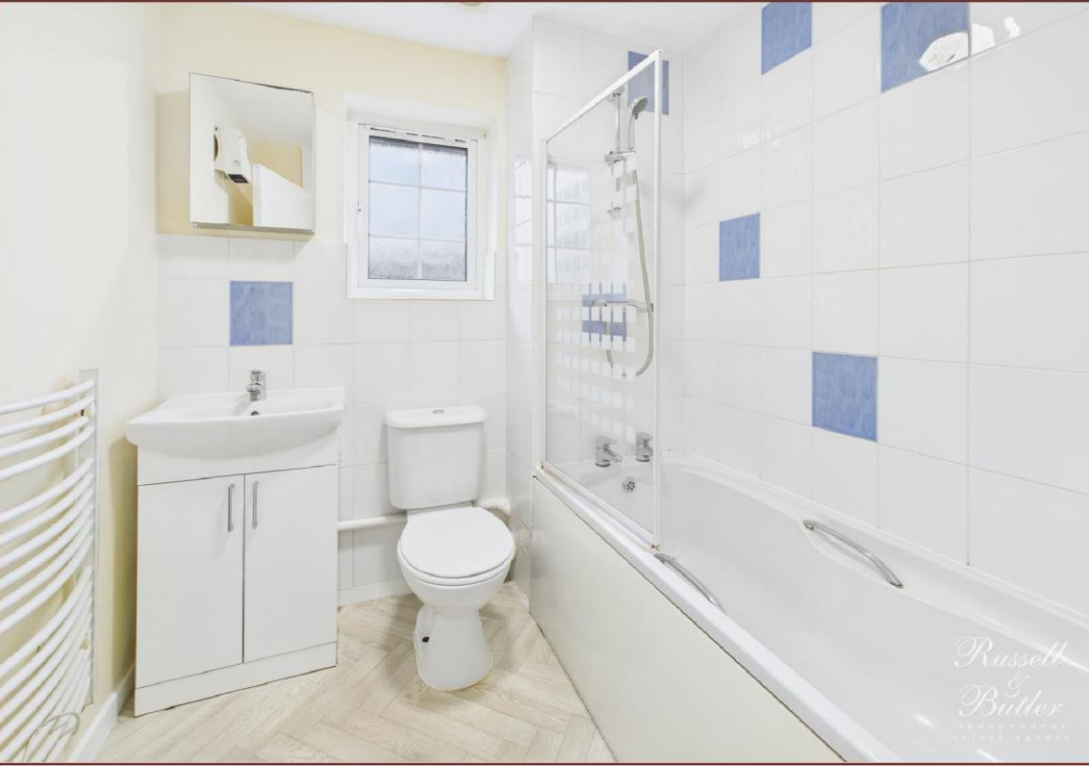
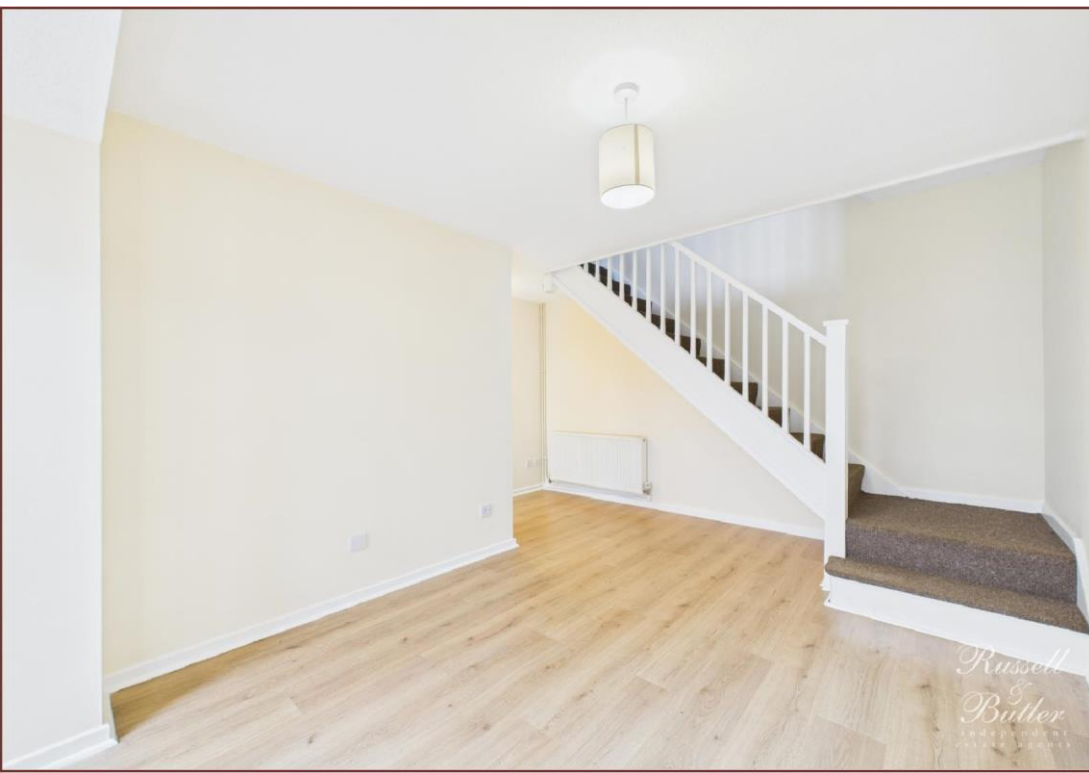
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Allocated parking space.

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

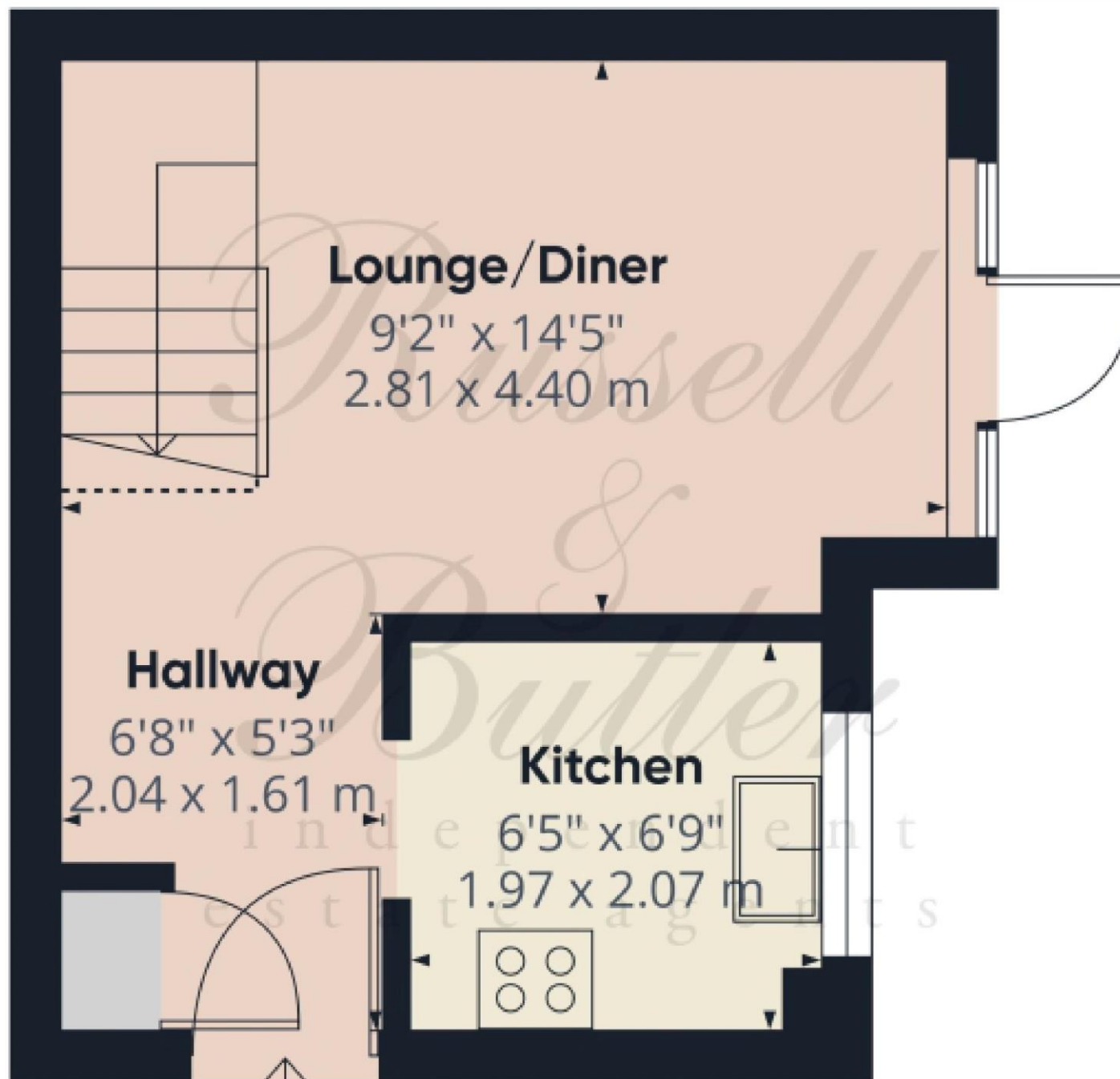
Mortgage Advice

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



Floor 0

Approximate total area⁽¹⁾

212 ft²

19.7 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GRAFFI350



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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