

Russell & Butler
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1 West Street, Buckingham, Buckinghamshire, MK18 1HL
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t: 01280 815999 e: sales@russellandbutler.com



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Addington Road, Buckingham, MK18 1PD

Asking Price £299,995.00 Freehold

Situated within a short walking distance of Buckingham town centre this extended two double bedroom, semi-detached house offers two generous reception rooms, large kitchen, driveway parking & gas to radiator central heating. The accommodation comprises; Entrance, kitchen with large pantry, spacious sitting room with French doors to rear garden, dining room with potential to reinstate open fireplace. To the upstairs, two double bedrooms both benefiting from built in wardrobes & main bathroom. To the front aspect there is driveway parking & to the rear a South facing, split level garden with storage shed. NO UPPER CHAIN. FREEHOLD. EPC rating D/Council Tax Band C.



Entrance

UPVC door to entrance, stairs rising to first floor, doors to ground floor accommodation.

Kitchen

14' 3" X 9' 4" (4.35m X 2.85m)

Fitted to comprise inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, rolled edge work top, ceramic tiling to all splash areas, space for free-standing electric cooker, space for fridge/freezer, space & plumbing for washing machine & dishwasher, large pantry cupboard under the stairs, tiled floor, radiator, UPVC double glazed window to front aspect.

Sitting Room

20' 7" X 10' 7" (6.29m X 3.23m)

Covering the width of the property with two sets of UPVC double glazed French doors to rear garden, radiator, door to;

Dining Room

14' 9" X 11' 7" (4.51m X 3.54m)

Radiator, UPVC double glazed window to front aspect.

First Floor Landing

Access to loft space, radiator, UPVC double glazed window to rear aspect.

Bedroom One

14' 6" X 9' 9" (4.44m X 2.98m)

Built in wardrobe with shelving & hanging rail, two radiators, dual aspect with UPVC double glazed window to front and rear aspect.

Bedroom Two

11' 5" X 7' 9" (3.48m X 2.37m)

Built in wardrobe with shelving and hanging rail, radiator, UPVC double glazed window to front aspect.

Family Bathroom

8' 4" X 6' 3" (2.56m X 1.92m)

White suite of panel bath with shower over, pedestal wash hand basin, low level W.C, radiator, ceramic tiling to all splash areas, airing cupboard with shelving and housing hot water tank, UPVC double glazed window to rear aspect.

Outside

Front Aspect

Driveway parking for two cars, side gated access to rear garden.

Rear Garden

Two tier, South/West facing rear garden consisting of raised paved patio seating area, steps leading to lawn area with low lying borders, further stone shingle seating area and shed.

Please Note

EPC Rating: D.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

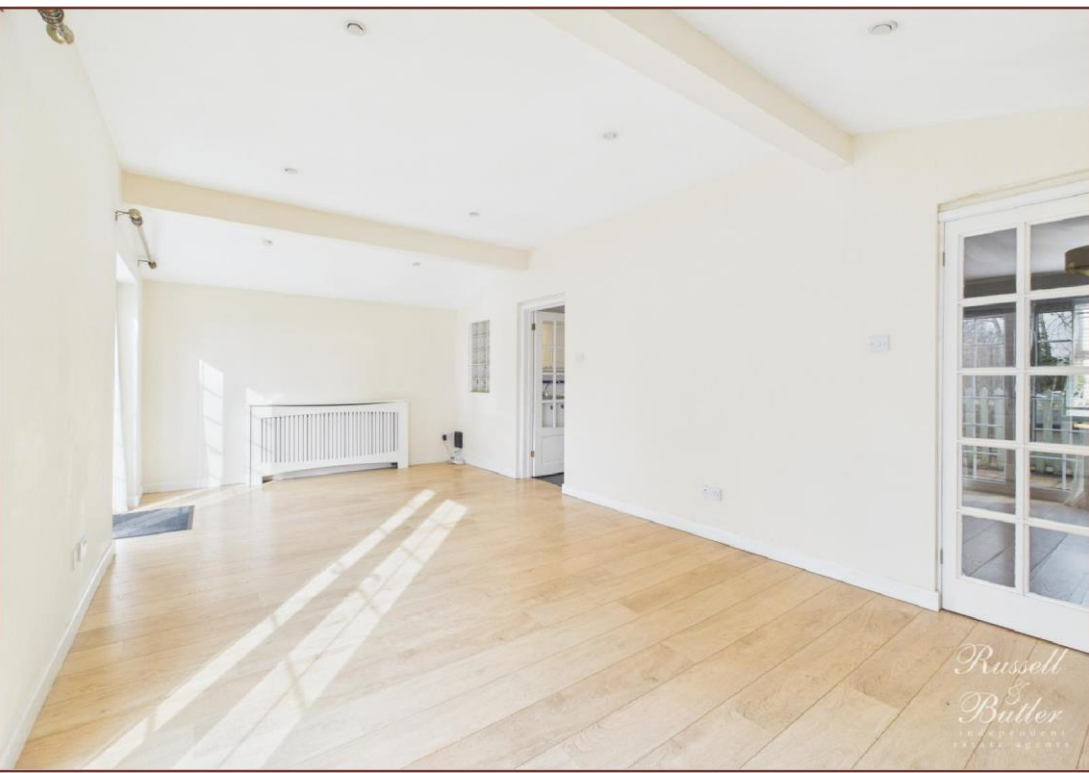
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

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

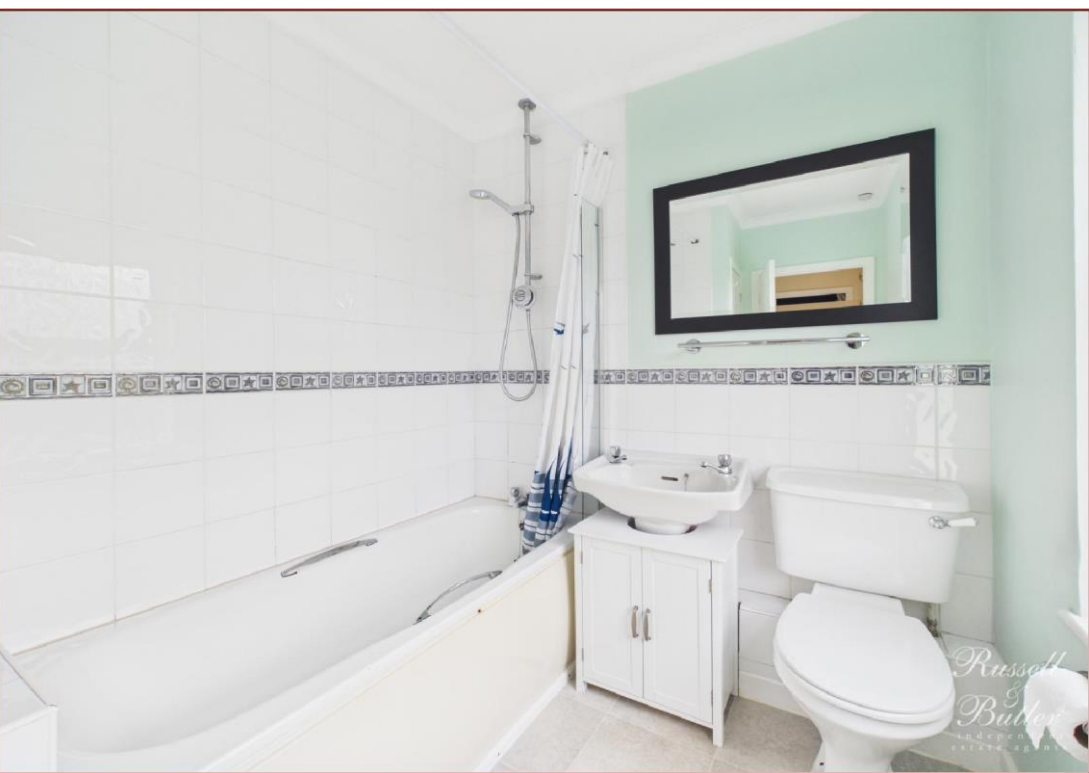
Mortgage Advice

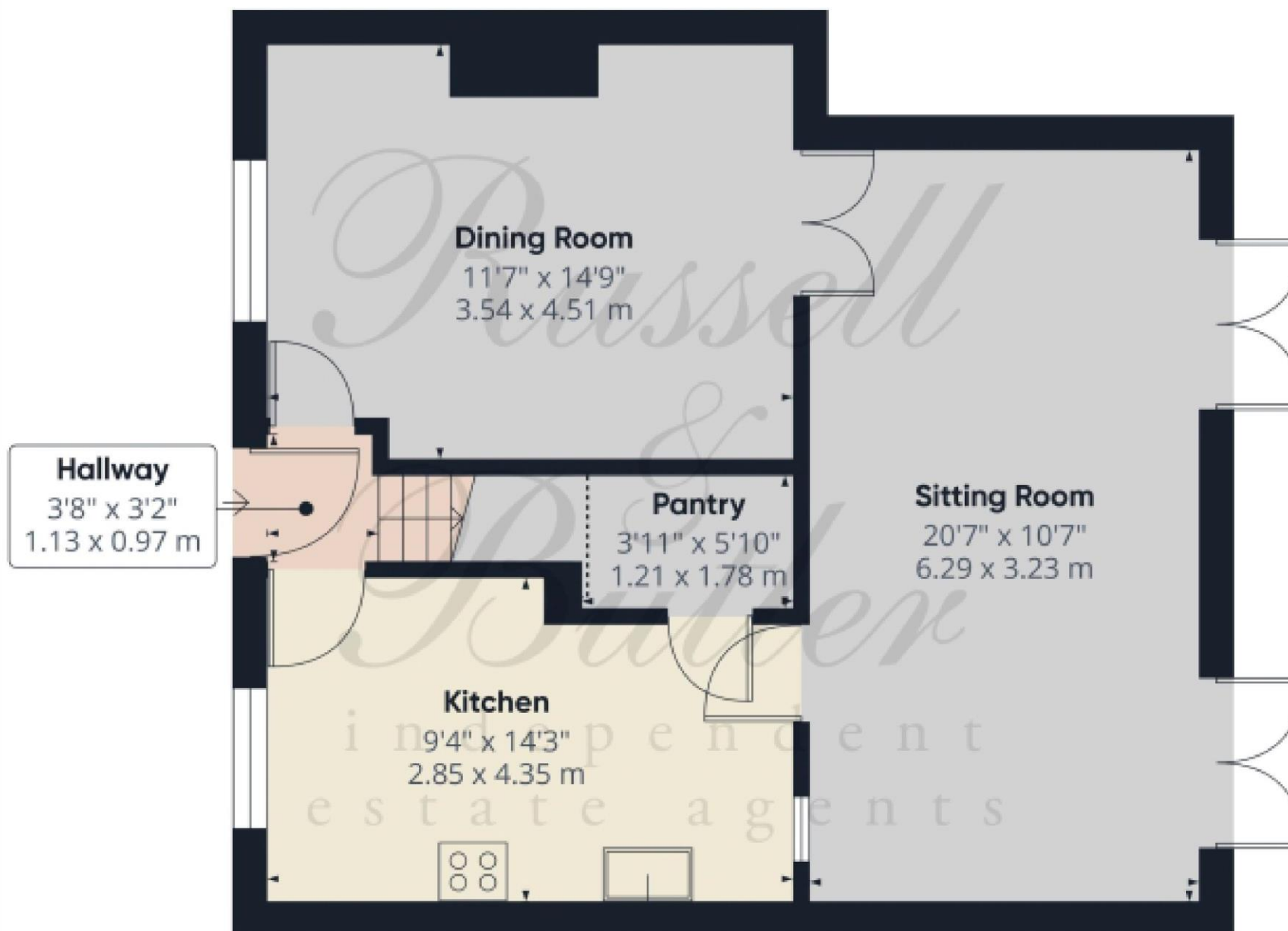
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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GARDENERS





Approximate total area⁽¹⁾

567 ft²
52.6 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

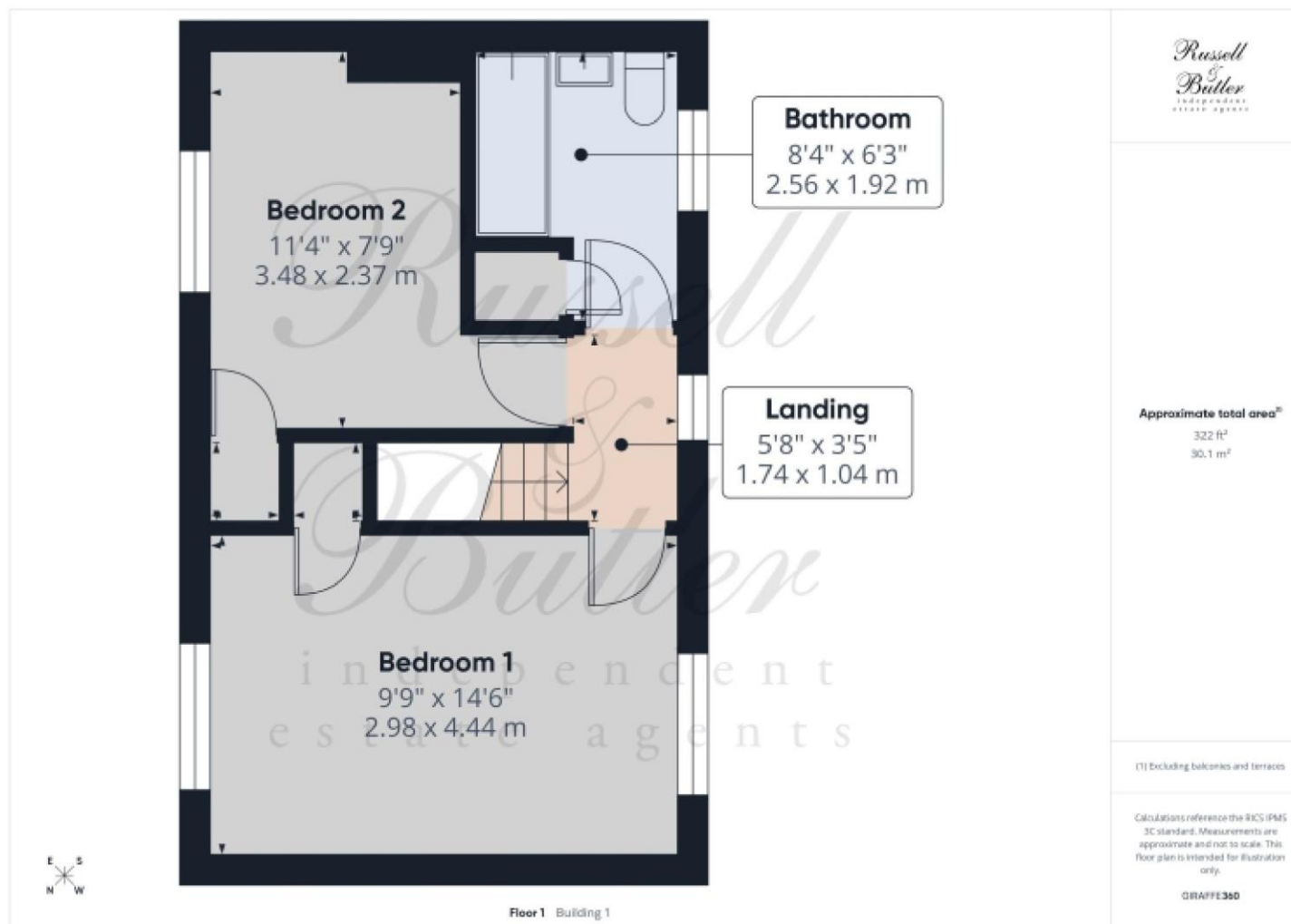
Reduced headroom

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.

GBR/FF/350





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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