

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Moreton Road, Buckingham, MK18 1PW
Asking Price £575,000.00 Freehold

A three bedroom extended detached house with a two bedroom annexe located within walking distance of Buckingham's town centre and offers fitted kitchen, sitting room with open log burner, a lovely family/dining room, off road parking for at least four cars and a rear garden in excess of 100 feet. The accommodation comprises: Entrance hall, sitting room, dining/family room, kitchen, three bedrooms and bathroom. The annexe comprise: Entrance hall, cloakroom, kitchenette/utility room, bedroom, sitting room/further bedroom and shower room. Fully enclosed & private rear garden in excess of 100 feet and driveway parking to the front. EPC rating tbc. Council tax band F.



Entrance:

Double radiator, stair case to first floor, sealed unit double glazed window to half landing, port hole window to front aspect, wood laminate flooring.

Sitting Room:

16' 11" X 12' 0" (5.16m X 3.66m)

Open fireplace with log burner, sealed unit double glazed window to front aspect, double radiator, double doors to:

Dining/Family Room:

8' 5" X 20' 8" (2.57m X 6.32m)

Double radiator, Upvc double glazed bay window with 'French' patio doors to rear garden, wood laminate flooring, sealed unit double glazed window to rear aspect, open through to kitchen.

Kitchen:

16' 4" X 10' 7" (5.00m X 3.24m)

Fitted to comprise double 'Belfast' sink unit with mono bloc mixer tap and cupboard under, further range of base and eye level units, resin work surfaces, integrated dishwasher, range cooker, ceramic tiled floor, built in bench and shelving areas, cupboard housing "Worcester" gas fired boiler supplying both domestic hot water and central heating, double glazed window to side aspect, door to annexe, open through to dining room.

First Floor Landing

Access to loft space, window to side aspect.

Bedroom One:

10' 4" X 13' 0" (3.17m X 3.97m)

Radiator, range of built in wardrobes, sealed unit double glazed window to rear aspect.

Bedroom Two:

9' 10" X 9' 6" (3.01m X 2.92m)

Range of built in wardrobes, radiator, sealed unit double glazed window to rear aspect.

Bedroom Three:

6' 4" X 12' 0" (1.94m X 3.67m)

Radiator, sealed unit double glazed window to front aspect.

Family Bathroom:

White suite of panel bath with mixer tap and shower attachment with glazed screen, wash hand basin, cupboard under, low flush W/C, ladder towel radiator, extractor fan, sealed unit double glazed window to side aspect.

Annexe:**Entrance:**

Upvc double glazed entrance door to:

Entrance Hall :

Upvc double glazed door to rear garden, access to loft space.

Cloakroom:

White suite of wash hand basin, low flush W/C, extractor fan, half wood panelling.

Inner Hallway:

Open through to kitchen/utility room. Door to shower room.

Shower Room:

Suite of corner shower cubicle, wash hand basin, low flush W/C, ladder towel radiator, ceramic tiled splash areas.

Kitchen/Utility Room:

6' 8" X 10' 1" (2.04m X 3.08m)

Inset single drainer sink unit with mono bloc mixer tap and cupboard under, further eye level units, rolled edge work surface, ceramic tiled splash areas, plumbing for automatic washing machine & tumble dryer, airing cupboard housing water tank with linen shelving as fitted, sealed unit double glazed window to side aspect, ceramic tiled floor, door to bedroom one.

Bedroom One:

13' 4" X 10' 1" (4.07m X 3.09m)

Electric panel heater, sealed unit double glazed window side and rear aspect.

Bedroom Two:

9' 10" X 7' 7" (3.00m X 2.33m)

Sealed unit double glazed window to front aspect, electric panel heater. Door to Inner Hallway.

Front Garden:

Laid to shingle providing parking for at least four cars, flower and shrub boarders, enclosed by fencing and hedging.

Rear Garden:

Not over looked. Laid to lawn with split level paved and block paved patio, well stocked flower and shrub beds and borders, path to top of garden with 3 raised vegetable beds, two sheds, one with power connected, outside tap, outside power point, fully enclosed by timber fencing.

Please Note:

EPC Rating: TBC.

Council Tax Band: F

Construction type: Standard.

Gas supply: Mains.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas to radiator central 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.





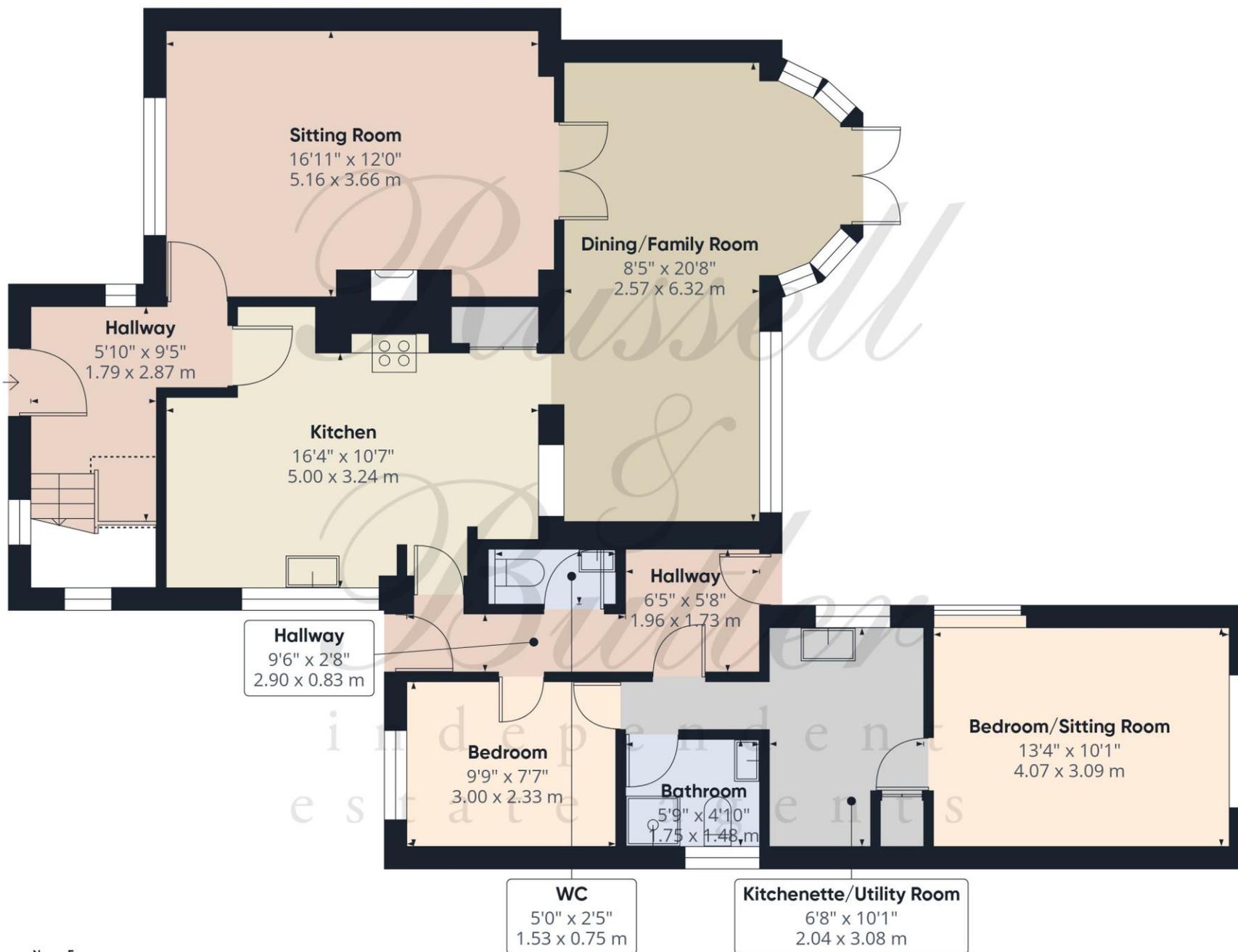
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Approximate total area⁽¹⁾

1077 ft²

100 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

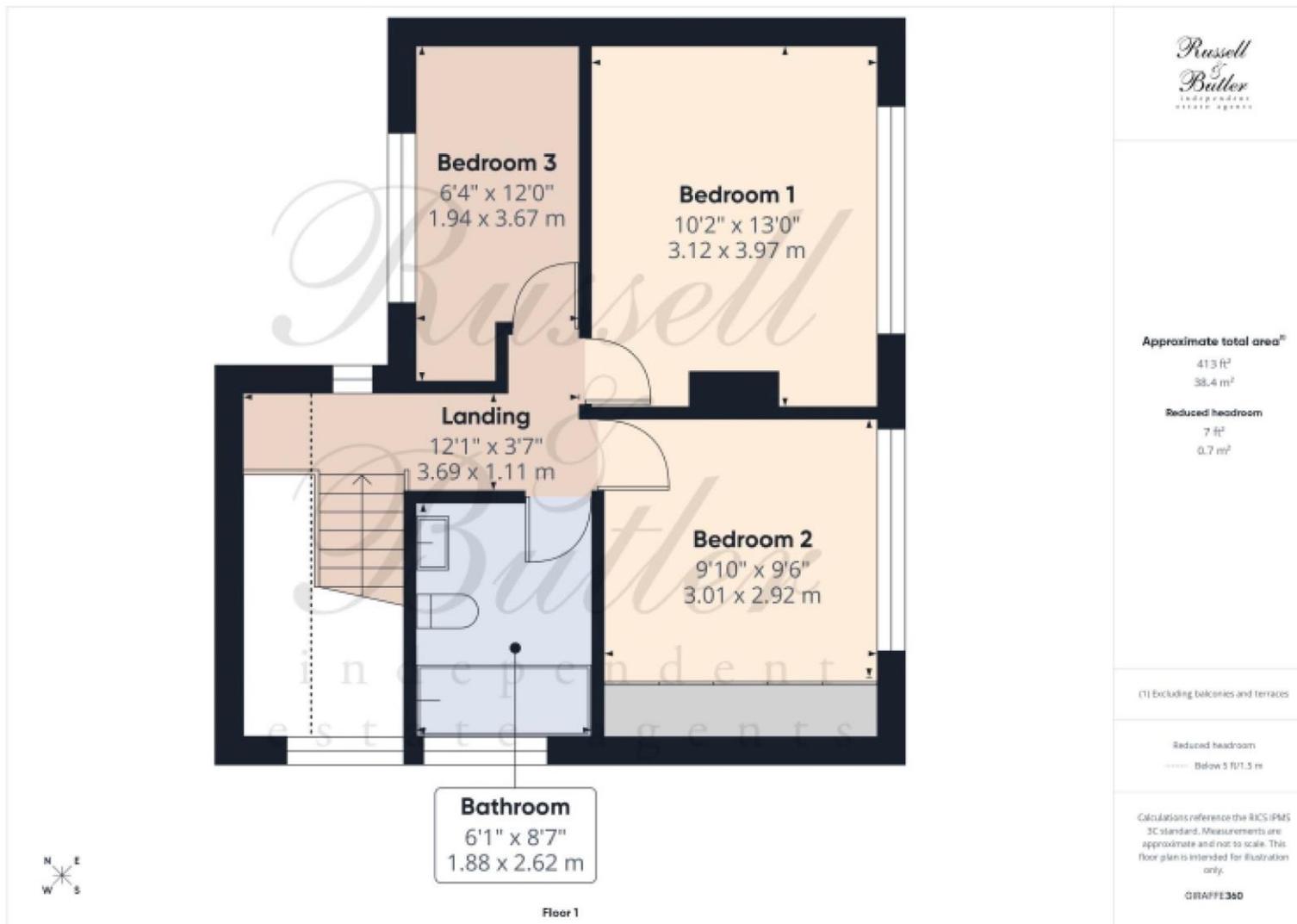
Reduced headroom

..... 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.

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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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