

Russell & Butler

independent estate agents

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The Rise, Gawcott, Buckingham, MK18 4HW Asking Price £385,000.00 Freehold

A three bedroom extended family home situated in the popular village of Gawcott, just outside of Buckingham. The property is within short walking distance of the village school & in catchment for the Royal Latin Grammar School. The property benefits from being in very good order throughout and has a refitted kitchen, refitted bathroom, additional downstairs shower room, driveway parking and a good sized rear garden. The accommodation comprises: Entrance hall, sitting room, spacious kitchen/diner with French doors to the conservatory. The remainder of the ground floor accommodation consists of a study/den, re-fitted shower room and separate utility room. To the upstairs two double bedrooms, a further single & re-fitted family bathroom. To the front aspect; extended driveway with parking for 3 cars and to the rear a generous sized & private rear garden. EPC TBC/Council tax band C.



Entrance:

Composite door to:

Entrance Hall:

Stairs to first floor, under stair storage cupboards, radiator, Karndean flooring.

Sitting Room:

10' 3" X 13' 4" (3.14m X 4.08m)

Double doors opening onto kitchen/diner, radiator, UPVC double glazed window to front aspect.

Kitchen:

19' 9" X 12' 3" (6.04m X 3.75m)

Re-fitted to comprise: Inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, rolled edge work tops, splash-backs, rolled edge worktops, single electric oven, four zone ceramic hob with extractor fan over, integrated fridge/freezer, dishwasher, UPVC double glazed windows to rear aspect, Karndean flooring.

Dining Area:

Feature fireplace, vertical radiator, Karndean flooring, UPVC double glazed French doors to conservatory.

Conservatory:

13' 8" X 9' 9" (4.18m X 2.98m)

Brick built conservatory, Upvc double glazed windows, skylights and Upvc double glazed French door to rear garden, Karndean flooring, radiator.

Inner Hallway:

Providing access to remaining ground floor accommodation, radiator.

Study/Den:

8' 5" X 7' 3" (2.57m X 2.23m)

Radiator, UPVC double glazed window to front aspect.

Ground Floor Shower Room:

8' 1" X 4' 5" (2.47m X 1.36m)

Re-fitted to comprise: double width shower cubicle with rainfall effect shower, vanity wash basin with drawer & cupboard storage, low level W.C, heated towel rail, tiled floor, UPVC double glazed window to side aspect.

Utility:

5' 2" X 7' 6" (1.59m X 2.30m)

Inset sink with shelving under, further eye level units, rolled edge work top, 'Worcester' boiler, radiator, UPVC double glazed window and door to rear garden.

First Floor Landing:

UPVC double glazed window to side aspect, access to loftspace.

Bedroom One:

12' 7" X 10' 4" (3.85m X 3.15m)

Feature fireplace, radiator, UPVC double glazed window to front aspect.

Bedroom Two:

10' 4" X 11' 1" (3.16m X 3.38m)

Built in double wardrobe with sliding doors, shelving, drawer & hanging space, airing cupboard housing hot water tank, radiator, UPVC double glazed window to rear aspect.

Bedroom Three:

9' 0" X 9' 2" (2.75m X 2.80m)

Built in cupboard over the stairs with shelving and hanging rail, radiator, UPVC double glazed window to front aspect.

Family Bathroom:

7' 0" X 5' 7" (2.14m X 1.72m)

Re-fitted suite comprising, panel bath with shower over, Matt black framed washstand, low level W.C, heated towel rail, ceramic tiling to all splash areas, UPVC double glazed window to rear aspect.

Outside:**Front Garden:**

Laid mainly to lawn with flower border, gated access to rear garden and gravel driveway with parking for up to three cars.

Rear Garden:

Fully enclosed and private rear garden laid mainly to lawn with paved patio entertaining area, raised sleeper flower border, conifers and shed with power connected.

Please Note:

EPC Rating: TBC
Council Tax Band: C.

Construction type: Standard.

Gas Supply: Mains.

Electricity supply:

Mains. Water supply:

Mains. Sewerage:

Mains. Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 49Mbps download and 20Mbps 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 :

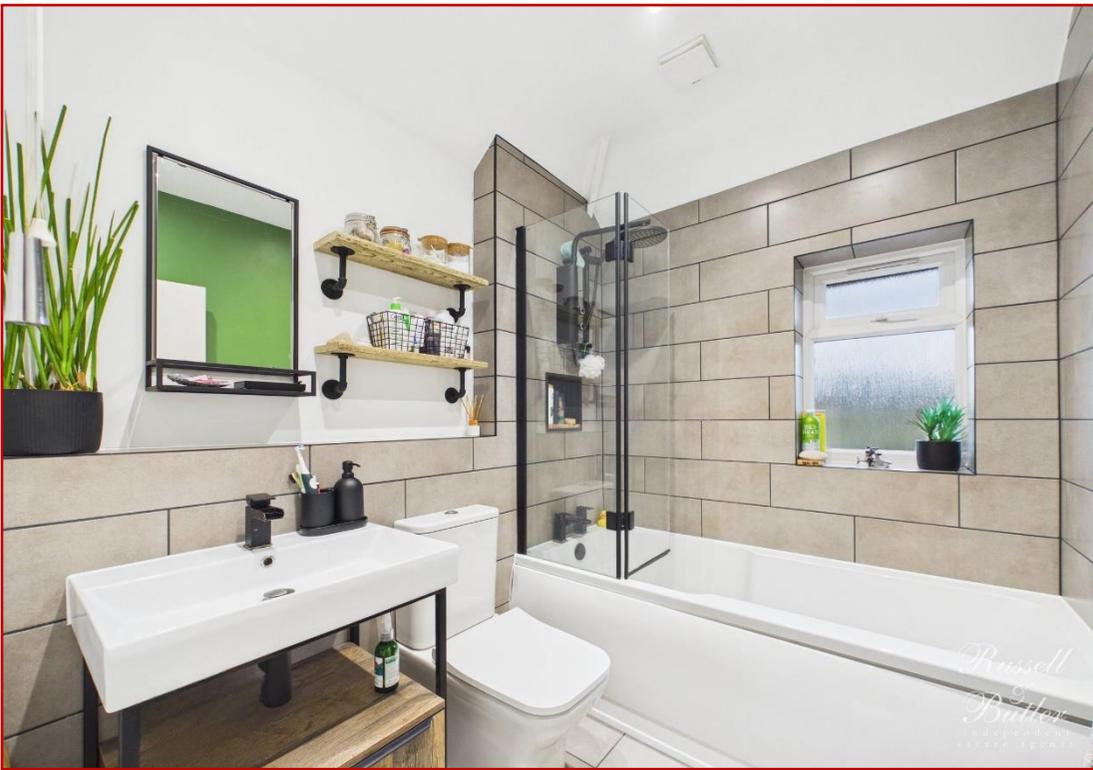
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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

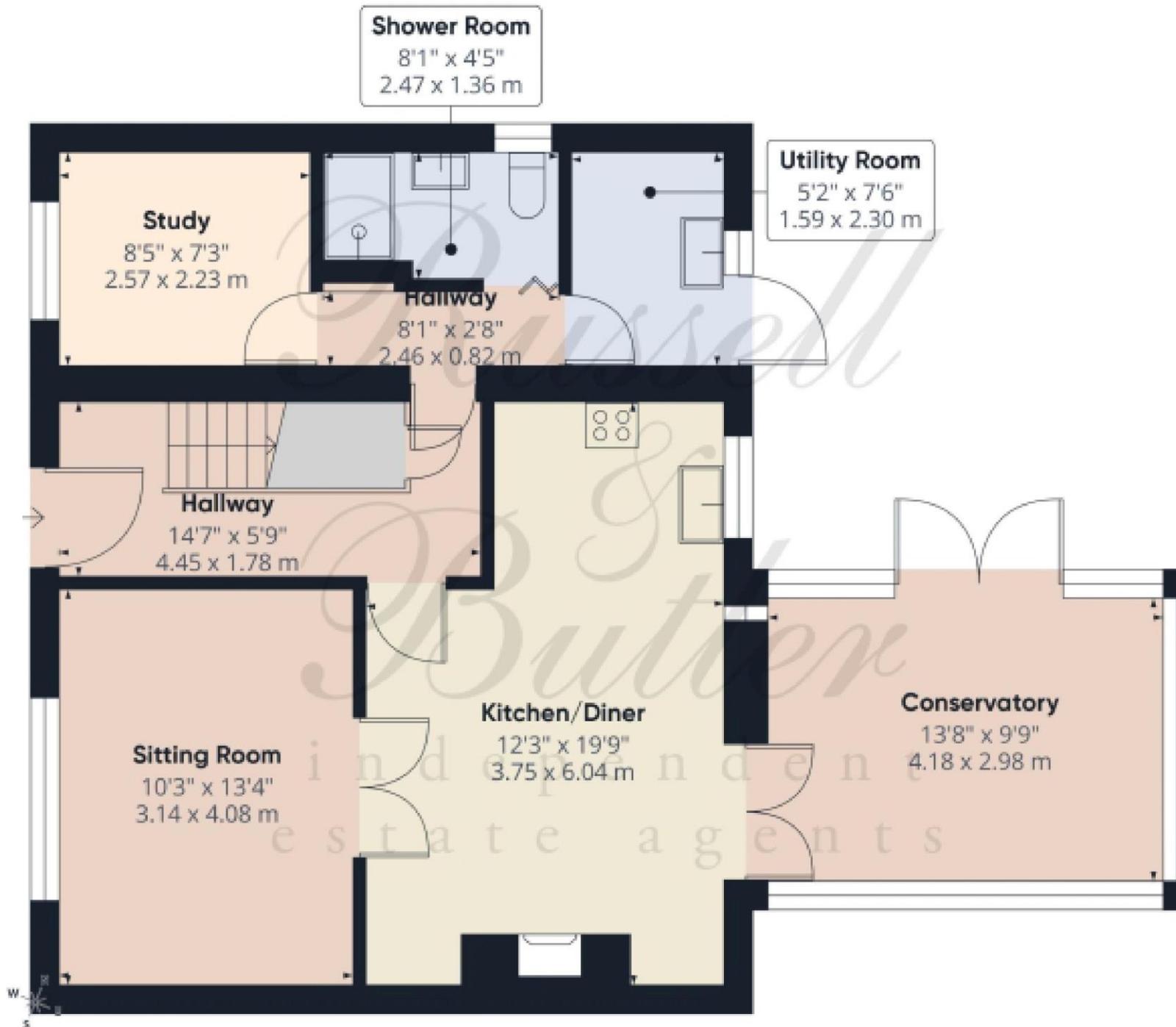




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Floor 0

Approximate total area⁽¹⁾

746 ft²
69.2 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.

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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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