

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



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8 Badgers Way, Buckingham, MK18 7EQ

Asking Price £425,000.00 Freehold

A rarely available two bedroom detached bungalow situated on this sought after development and benefitting from gas to radiator central heating, UPVC double glazing, conservatory, garage and private rear garden. The accommodation comprises: Entrance hall, sitting/dining room, conservatory, kitchen, two bedrooms, shower room, garage and gardens to front and rear. NO ONWARD CHAIN. Energy Rating C.



Open Porch

Composite door to entrance hall.

Entrance Hall

Coving to ceiling, double radiator, access to loft space with ladder, central heating thermostat, two storage cupboards, one with Baxi boiler supplying both domestic hot water and radiator central heating, the other with linen shelving and rails.

Sitting Room/Dining Room

6.14m x 3.40m, 2.75m

Upvc double glazed Box bay window to front aspect, Upvc double glazed single panel door to conservatory, coving to ceiling, two radiators.

Conservatory

3.94m x 2.68m

Upvc double glazed with brick base, glazed roof, double radiator, French doors to patio and rear garden.

Kitchen/Breakfast Room

2.86m x 2.35m

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, built in gas hob with electric oven under, coving to ceiling, space for fridge/freezer, Upvc double glazed window to rear aspect, space and plumbing for washing machine.

Bedroom One

5.67m x 3.46m

Two Upvc double glazed windows overlooking the rear garden, coving to ceiling, range of built in wardrobes, radiator.

Bedroom Two

3.67m x 2.29m

Upvc double glazed window to front aspect, radiator, coving to ceiling.

Shower Room

1.78m x 1.89m

White suite of corner shower cubicle with shower as fitted, low level wc, wash hand basin, Upvc double glazed window to front aspect, fully tiled walls, ceramic tiled floor, light and shaver point, chrome ladder towel radiator.

Front Aspect

Block paved driveway for several cars, driveway leading to single garage.

Rear Garden

South west facing, block paved patio with pathway, laid mainly to lawn, fully enclosed by panel fencing, not over, backing onto walkway.

Garage

Up and over door, power and light connected.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: C

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 approximate 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 where the measurements are shown both in imperial and metric.



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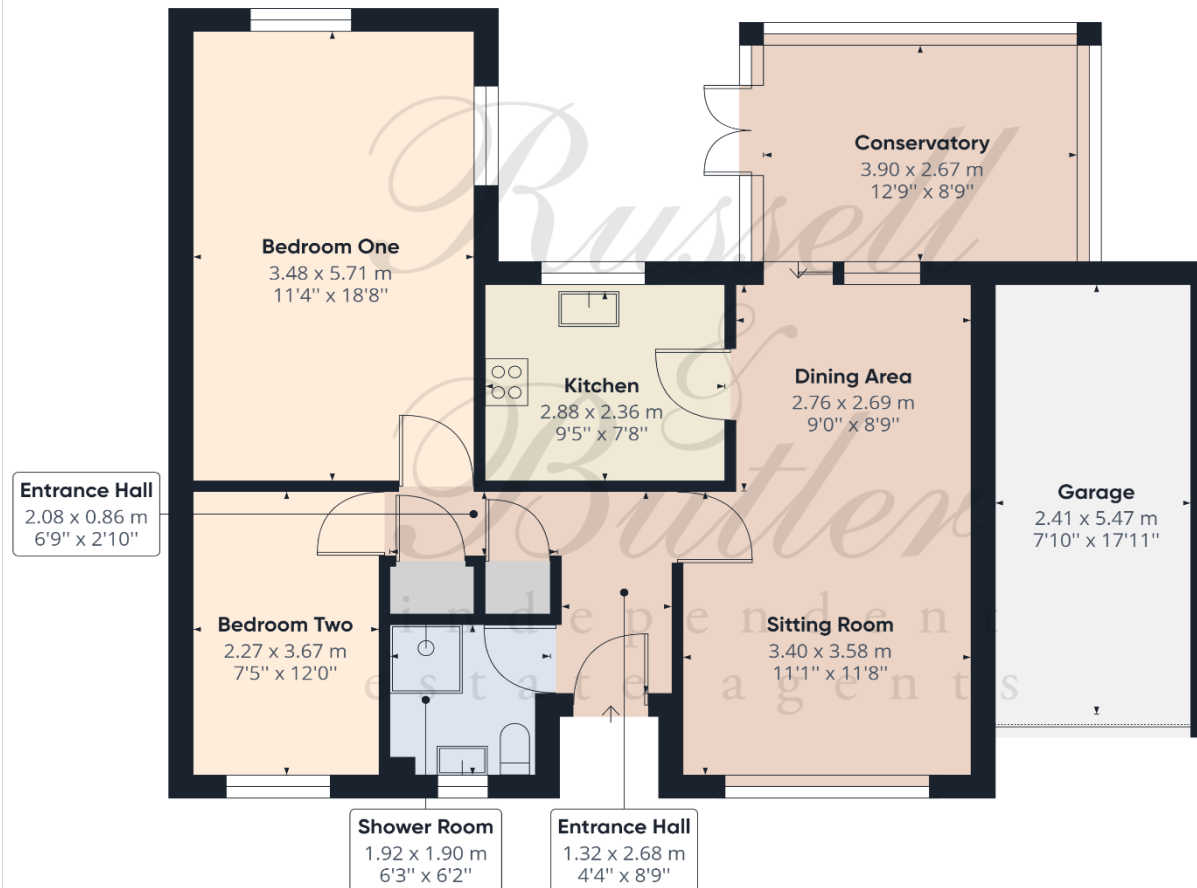
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Approximate total area⁽¹⁾

985.67 ft²
91.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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