

*Russell & Butler*

independent estate agents

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# 14 West Street, Buckingham, MK18 1HP

## Asking Price £365,000.00

A fabulous two bedroom detached grade 2 listed thatched cottage situated just off Buckingham's town centre. The cottage is offered in good order through out, has gas to radiator central heating, fitted kitchen with oven & hob, first floor bathroom, exposed beams, a garage and off road parking. The ridge of the thatch was renewed this year. The accommodation comprises: Entrance lobby, sitting room, dining room, kitchen/breakfast room, utility, two bedrooms, study/box room, bathroom, garage, parking and gardens to front and rear. NO ONWARD CHAIN.



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ESTATE AGENTS

### **Entrance**

Solid wood entrance door to:

### **Entrance Hall**

Stairs rising to first floor, ceramic tiled floor, door to kitchen, open through to dining room, central heating thermostat.

### **Sitting Room**

*13' 0" X 11' 3" (3.97m X 3.43m)*

Fireplace, radiator, quarry tiled floor, windows to front, side and rear aspects, exposed beams.

### **Dining Room**

*10' 11" X 10' 9" (3.34m X 3.29m)*

Radiator, windows to front, side and rear aspects, quarry tiled floor, built in cupboard, exposed beams.

### **Kitchen/Breakfast Room**

*11' 8" X 9' 11" (3.58m X 3.04m)*

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of straight edge work surfaces, ceramic tiling to splash areas, four ring gas hob with electric oven under, extractor canopy over, radiator, ceramic tiled floor, inset downlighters, exposed beams windows to front and rear aspects.

### **Utility Room**

*5' 3" X 3' 9" (1.61m X 1.16m)*

Plumbing for automatic washing machine, "Worcester" gas fired combi boiler supplying both domestic hot water and radiator central heating, window to side aspect, quarry tiled floor, under stairs storage space.

### **First Floor Landing**

Wood laminated flooring, radiator, window to side aspect.

### **Bedroom One**

*13' 5" X 11' 6" (4.11m X 3.52m)*

Wood laminate flooring, radiator, leaded light window to front aspect, window to side aspect, exposed beam, range of built in wardrobes and window seat.

### **Bedroom Two**

*10' 9" X 7' 10" (3.30m X 2.40m)*

Wood laminate flooring, radiator, leaded light window to front aspect, large over stairs storage cupboard.

### **Study/Box Room**

*6' 1" X 5' 2" (1.86m Min, 2.19 to wall X 1.59m)*

Please note some restricted head room.

Radiator, wood laminate flooring.

### **Family Bathroom**

*9' 10" X 6' 1" (3.00m X 1.86m)*

White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, radiator, window to front aspect, exposed beams, access to loft space.

### **Front Garden**

Laid to lawn, path to property entrance, enclosed by picket fencing, garage to side with up and over door, power and light connected, further parking space.

### **Rear Garden**

Laid to lawn with block paved path and patio, flower and shrub borders, outside tap, outside lighting.

### **Please Note**

All mains services connected

Ridge of hatch new in 2022. No Upper Chain

EPC Rating: E

Council Tax Band: E

### **N.B.**

Measurements on floor plan are approximately 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 when the measurements are both shown in imperial and metric.

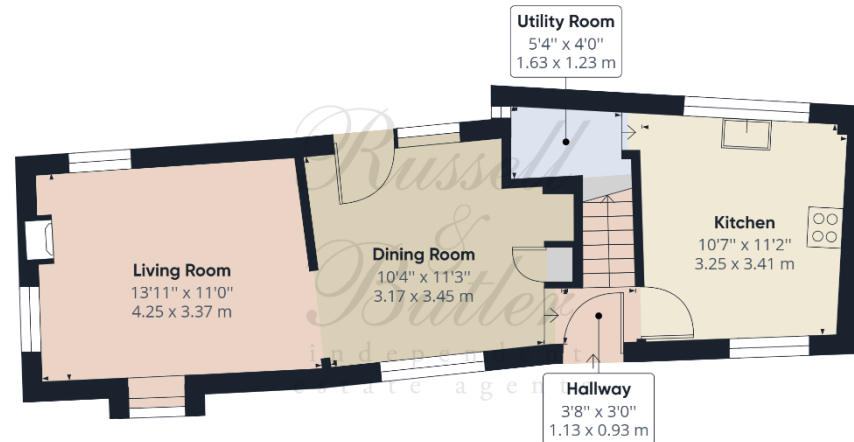
### **Mortgage Advice**

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.

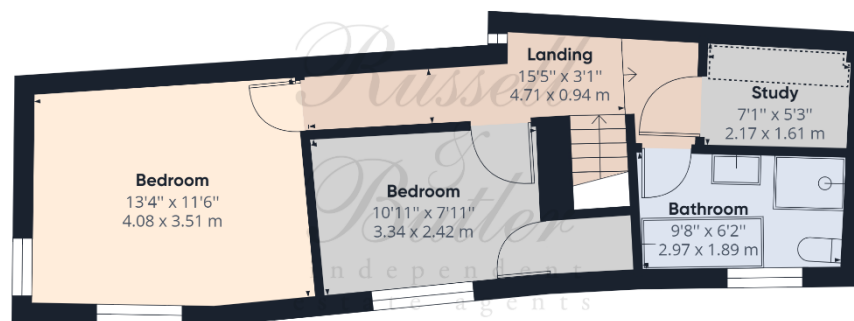




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Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

904.03 ft<sup>2</sup>  
83.99 m<sup>2</sup>

**Reduced headroom**

12.18 ft<sup>2</sup>  
1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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