

Russell & Butler

independent estate agents

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Bourtonville, Buckingham, MK18 1AY

Asking Price £329,995.00 Freehold

A 3 bedroom semi detached home offered for sale with no onward chain and being within walking distance to Buckingham town centre and in catchment for both Buckingham Secondary and the Royal Latin Grammar Schools. Accommodation comprises: entrance hall with built in cloaks cupboard, sitting room leading to the conservatory, kitchen/breakfast room, useful porch and ground floor shower room. On the first floor, light bright landing area, generous sized bedroom one with a range of built in wardrobes, a walk in wardrobe/airing cupboard and cloakroom, bedroom two is also a good size double bedroom with built in wardrobe and separate cloak room and third single bedroom. The rear garden is fully enclosed and south facing and there is a double width driveway and single garage to the front. EPC rating D.



Entrance

Double glazed door to:

Entrance Hall

Providing access to accommodation, stairs rising to first floor, central heating thermostat, double width cloaks cupboard, two UPVC double glazed windows to front aspect.

Ground Floor Shower Room

7' 9" X 6' 0" (2.37m X 1.85m)

White suite of corner shower cubicle with shower as fitted, pedestal wash hand basin, low level W/C, half height tongue and groove panelling to walls, coving to ceiling, radiator, two UPVC double glazed windows to side and front aspects.

Sitting Room

16' 2" X 11' 4" (4.93m X 3.46m)

With Upvc double glazed window to front aspect, two radiators, three wall light points, fireplace with electric fire as fitted, Upvc double glazed panel and door to:

Conservatory

8' 4" X 10' 1" (2.56m X 3.09m)

Ceramic tiled flooring, ceiling light and fan, French doors leading out to the south facing rear garden.

Kitchen/Breakfast Room

11' 7" X 16' 5" (3.55m X 5.02m)

Kitchen breakfast room comprising of one and a quarter sink unit, cupboard under, A further range of wall and base units with work tops over, ceramic tiling to splash areas, built in electric oven and microwave, electric hob, two radiators, Upvc double glazed window to rear aspect, space and plumbing for washing machine, space for fridge/freezer, inset down lighters, door to porch/lobby.

Rear Porch

2' 11" X 6' 0" (0.91m X 1.83m)

A useful cloaks/boot storage porch with Upvc double glazed panels to side, Upvc double glazed door to rear garden.

First Floor Landing

A bright and spacious landing, access to loft space, Upvc double glazed window to rear aspect.

Bedroom One

11' 8" X 11' 5" (3.57m X 3.49m)

Having the benefit of a range of built in wardrobes and co-ordinating drawers and dresser unit, radiator, Upvc double glazed window to rear aspect, walk in wardrobe/airing cupboard housing gas fired boiler serving both domestic hot water and radiator central heating, hot water tank, shelving and hanging rails. Door to:

Cloakroom

4' 2" X 4' 10" (1.29m X 1.49m)

Suite of low level W/C, pedestal wash hand basin, half height panelling to walls, extractor fan.

Bedroom Two

14' 0" X 9' 8" (4.29m X 2.96m)

Two UPVC double glazed windows to side and front aspects, radiator, built in wardrobe, door to:

Cloakroom

5' 2" X 2' 11" (1.60m X 0.90m)

Suite of low flush W/C, wall mounted wash hand basin, extractor fan.

Bedroom Three

10' 5" X 6' 6" (3.20m X 1.99m)

Radiator, UPVC double glazed window to rear aspect.

Outside

Front Aspect

A lovely front garden with lawn areas to both sides, double width driveway leading to single garage, timber shed, flower and shrub beds and borders, enclosed by retaining wall. Gated side access to rear garden.

Garage

With up and over door, power and light connected.

Rear Garden

A fully enclosed south facing rear garden, with serval patio areas, ornamental pond, raised flower/vegetable bed, flower and shrub beds and borders, outside tap, hard standing for green house.

Please Note

All main services are connected.

Council tax band C

EPC Rating D

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 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.







GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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