

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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A fabulous three bedroom cottage style property situated in a village location with field views opposite. The property is offered in excellent order throughout and benefits from gas to radiator central heating, UPVC double glazing, conservatory, re-fitted En-Suite shower room, re-fitted family shower room, a low maintenance garden, garage and parking to rear. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/diner, conservatory, bedroom one with En-Suite shower, two further bedrooms, family shower room, garage, parking and gardens to front and rear. Energy rating C.



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Entrance

Composite double glazed entrance door to:-

Entrance Hall

Stairs rising to first floor, radiator, telephone point, mains smoke alarm, coving, central heating thermostat.

Cloakroom

White suite of wash hand basin with cupboard under, low level w/c, ceramic tiling to splash areas, radiator, Upvc double glazed window to front aspect, inset LED downlighters, coving.

Sitting Room

20' 1" X 11' 8" (6.14m X 3.56m)

Field views, 2 Radiators, limestone fireplace with coal effect gas fire, Upvc double glazed window to front aspect, 2 wall lights, coving, French doors to conservatory.

Conservatory

Upvc double glazed with brick base, radiator, wood flooring, doors to garden, kitchen and sitting.

Kitchen/Breakfast Room

17' 2" X 9' 9" (5.24m X 2.99m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, a range of base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, 4 ring gas hob, electric oven, concealed extractor hood over, plumbing for washing machine and dishwasher. 'Worcester' gas fired boiler supplying central heating and hot water, wood flooring, Inset LED downlighters, coving, 2 Upvc double glazed windows to side and rear aspects.

First Floor Landing

Access to loft space, Upvc double glazed window to side aspect, radiator, airing cupboard housing hot water with linen shelf as fitted.

Bedroom One

11' 10" X 10' 9" (3.63m X 3.30m)

Max to door of wardrobe plus door recess

Range of fitted wardrobes, Upvc double glazed windows to front aspect, coving.

En-Suite

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low level wc, full ceramic to all walls, ladder towel radiator, shaver point, extractor fan. Inset LED downlighters.

Bedroom Two

9' 9" X 9' 4" (2.99m X 2.85m)

Radiator, coving, Upvc double glazed window to rear aspect.

Bedroom Three

13' 8" X 9' 6" (4.18m X 2.92m)

1.94m min, 2.92m into recess.

Field views, Upvc double glazed window to front aspect, overstairs storage.

Family Shower Room

8' 5" X 6' 0" (2.59m X 1.84m)

White suite of double width fully tiled shower cubicle, wash hand basin with drawer under, low level wc, full ceramic tiling to all walls, ladder towel radiator, extractor fan, LED downlighters, shaver point, Upvc double glazed window to rear aspect

Outside

Front Garden

Open plan laid to lawn, path to entrance with box hedge borders. Gated access to rear garden.

Rear Garden

Low maintenance rear garden, fully enclosed by brick wall and timber fencing, paved with cobble stones, flowers and shrub beds, outside lighting, outside tap, gate to rear parking and garage in block with up and over door.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: 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.



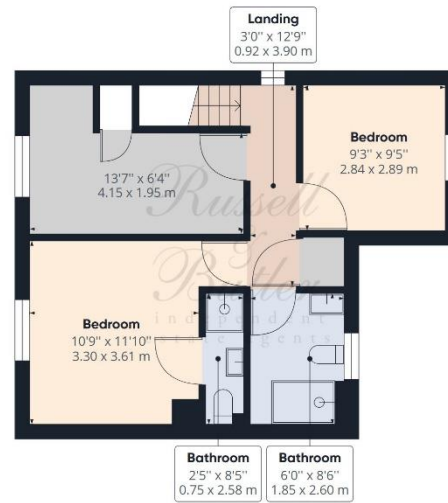


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1036.20 ft²
96.27 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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