

*Russell & Butler*

independent estate agents

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**Bristle Hill, Buckingham, MK18 1EZ**

**Asking Price £349,950.00 Freehold**

A beautiful Grade 2 listed three bedroom Georgian terraced cottage situated within easy walking distance of both Buckingham's town centre and university. This fabulous property is full of character features and is presented to a very high standard. Benefits include: Gas to radiator central heating, a fireplace with log burner, a lovely kitchen/dining room, good size utility room, first floor bathroom and an attractive court yard rear garden. The accommodation comprises: Sitting room, inner hall, kitchen/dining room, utility room, first floor master bedroom, bedroom three and bathroom. second floor bedroom two and a court yard rear garden. Energy rating exempt.



### **Entrance**

Part glazed entrance door to:

### **Sitting Room**

4.30m x 3.95m

Fireplace with wood burner, lovely displace nook to side, Flag stone floor, radiator, exposed wall and ceiling beams, window to front aspect.

### **Inner Hall**

Stairs to first floor, Flag stone floor, radiator with cover.

### **Kitchen/Dining Room**

3.87m x 3.53m Max

Fitted to comprise Belfast sink unit with mono bloc mixer tap, cupboard under, further base units and drawers with solid Oak work surfaces, five burner Range cooker, cupboard housing "Ideal" gas fired combi boiler supplying central heating and domestic hot water, removable shelving as fitted, Flag stone floor, radiator with cover, leaded light window to rear aspect, door to rear garden.

### **Utility Room**

2.76m x 2.52m

Fitted base units with solid Oak work surface over, plumbing for a washing machine, ceramic tiled floor.

### **First Floor Landing**

Stairs to second floor, exposed wood flooring, access to bedroom one, step up to secondary landing with exposed wood floor, doors to bedroom three and bathroom.

### **Bedroom One**

4.57m x 3.94m Max

Radiator, exposed wood floor, ornamental cast iron fireplace, window to front aspect.

### **Bedroom Three**

3.14m x 2.17m

Radiator, window to side aspect, exposed wood floor.

### **Bathroom**

3.76m x 1.38m

White suite of panel bath with mixer tap and shower attachment, wash hand basin with cupboard under, low flush wc, ceramic tiled floor, radiator, heated towel rail, leaded light window to rear aspect.

### **Second Floor Bedroom Two**

4.02m x 3.91m

Double radiator, window to front aspect, Velux window to rear aspect, eaves access door to loft space with some boarding.

### **Courtyard**

A sheltered flag stone paving with flower and shrub beds.

### **Please Note**

All mains services connected.

EPC Rating: Exempt

Council Tax Band: C

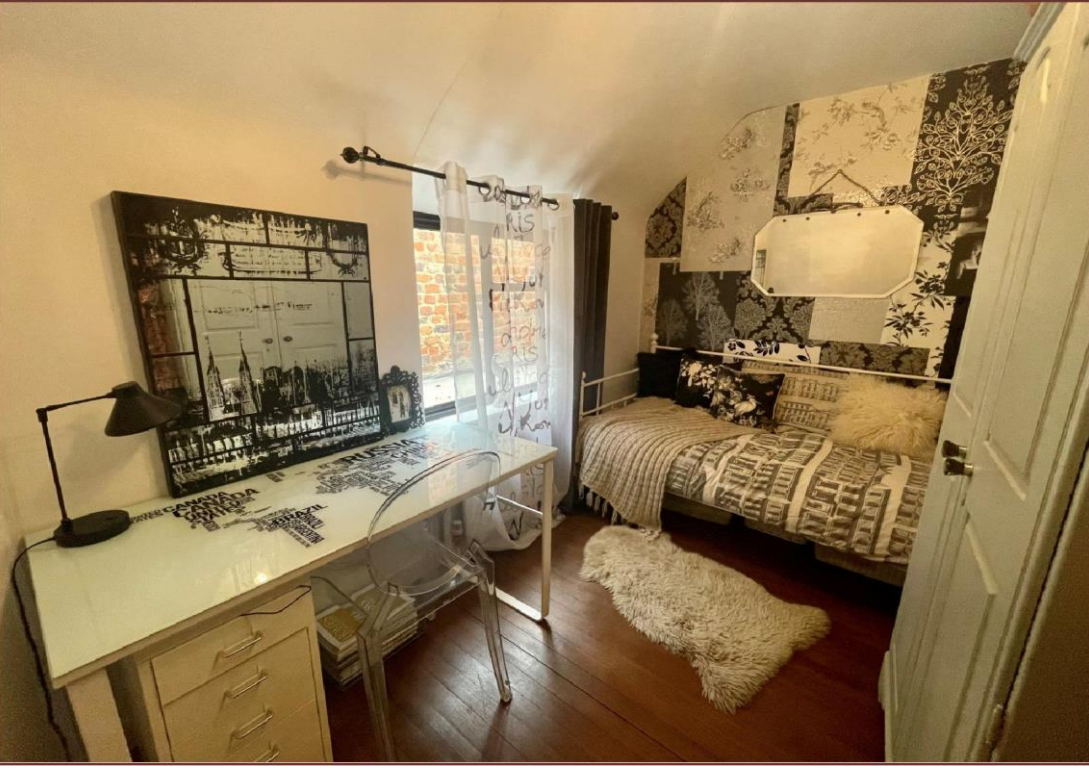
### **Mortgage Advice**

If you require a mortgage, we will 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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.Jarvis@mab.org.uk](mailto:clare.Jarvis@mab.org.uk)

### **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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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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