

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)

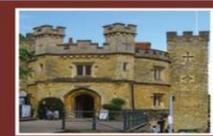


## Lacemakers Cottage, Well Street, Buckingham, MK18 1ET

Asking Price £199,995.00 Freehold

A charming Grade II listed character cottage offered for sale with no onward chain and benefitting from being within close walking distance to Buckingham town and the university. The accommodation comprises: sitting room, kitchen with a door leading out onto the terrace and rear garden, ground floor bathroom and two bedrooms to the first floor, one benefitting from built in wardrobes.

Enclosed gardens to the rear with lovely views of St Peter & Paul church. EPC Exempt.



### **Entrance**

Part glazed door to sitting room:

### **Sitting Room**

*10' 1" X 10' 7" (3.08m X 3.24m)*

Electric storage heater, two wall light points, double glazed window to front aspect, feature fire place, exposed timbers and beams, under stair cupboard housing hot water tank.

### **Kitchen**

*8' 5" X 7' 1" (2.59m X 2.17m)*

A range of wall and base units, work tops over, inset stainless steel sink with mono bloc tap, cupboard under, space for cooker, space for fridge freezer, space and plumbing for washing machine, newly replaced part glazed door to rear garden, window to rear aspect, exposed timber, tiled flooring, loft access.

### **Ground Floor Bathroom**

*4' 10" X 3' 9" (1.48m X 1.15m)*

White suite of panelled bath with mixer taps, low level W/C, pedestal wash hand basin, ceramic tiles to sensitive areas, window to rear aspect, light and shaver point, wall mounted electric heater.

### **Bedroom One**

*7' 8" X 10' 8" (2.35m X 3.27m)*

Loft access, window to front aspect, exposed beams, electric storage heater, wall light point, built in wardrobes.

### **Bedroom Two/Study/Nursery**

*5' 4" X 7' 11" (1.65m X 2.42m)*

Velux window, wall light point.

### **Rear Garden**

Terraced garden with paved area with under cover storage area and steps leading up to lawn area with views of the church, fully enclosed.

### **Please Note**

Grade II listed

EPC Exempt

Council Tax Band: B

### **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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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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