

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



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Busby Close, Buckingham, MK18 1YW

Asking Price £399,950.00 Freehold

A three bedroom detached house situated in a sought after location with fabulous town and country views to the rear. The property benefits from gas to radiator central heating, UPVC double glazing (where specified), fitted kitchen including oven and hob, a good sized carport and a south facing rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, shower room, carport and garden. Energy rating D.



Entrance

Composite double glazed entrance door to:

Entrance Hall

Double radiator, stairs rising to first floor, under stairs storage cupboard.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, Port hole window to front aspect.

Sitting Room

4.17mx 3.64m

Double radiator, Upvc double glazed window to front aspect, coving to ceiling, open through to:

Dining Room

2.97m x 2.72m

Double radiator, Upvc double glazed French patio doors to rear garden.

Kitchen

2.96m x 2.72m

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, four ring ceramic hob with extractor hood over, electric oven under, plumbing for automatic washing machine and dishwasher, Upvc double glazed window to rear aspect, double radiator, Upvc double glazed door to side, inset LED downlighting, cupboard housing 'Ideal' gas fired boiler supplying both domestic hot water and central heating.

First Floor Landing

Upvc double glazed window to side aspect, access to loft space, airing cupboard housing hot water tank and immersion heater, linen storage as fitted.

Bedroom One

3.33m x 3.03m + Door recess

Radiator, Upvc double glazed window to front aspect, built in wardrobe.

Bedroom Two

3.21m x 3.19m + Door recess

Radiator, Upvc double glazed window to rear aspect with fabulous town and country views, built in wardrobe.

Bedroom Three

2.47m x 2.41m

Radiator, Upvc double glazed window to front aspect.

Family Shower Room

2.30mx 1.69m

White suite of walk-in fully tiled shower, wash hand basin with cupboard under, low flush wc, towel radiator, Upvc double glazed window to rear aspect, full ceramic tiling to all walls.

Outside

Front Garden

Laid to lawn with Laurel hedge, drive to detached carport with light and power.

Rear Garden

Laid mainly to lawn, raised patio with gazebo, lower patio area, timber shed, outside tap, outside light.

Please Note

All mains services connected.

EPC Rating: D

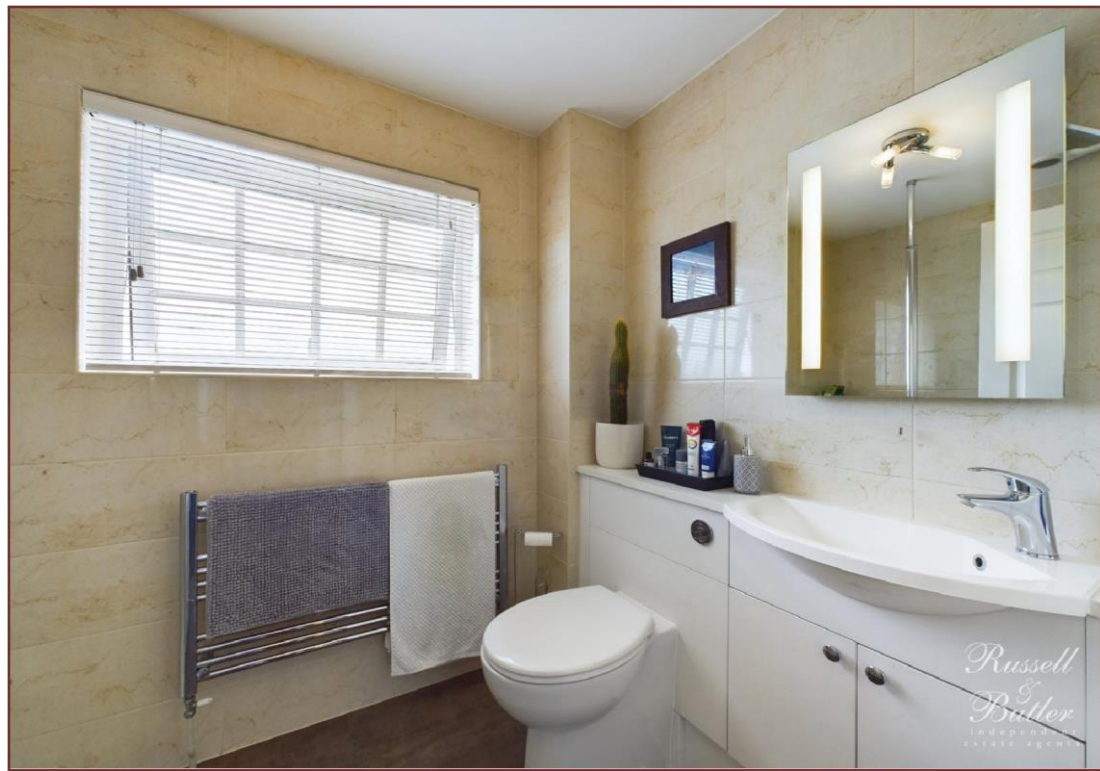
Council Tax Band: D

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.



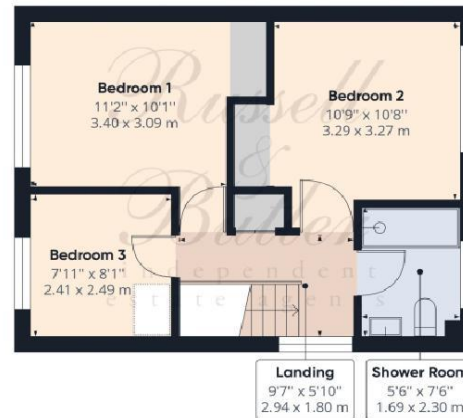


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&
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Floor 0



Floor 1

Approximate total area⁽¹⁾

849.94 ft²

78.96 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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