

Russell & Butler

independent estate agents

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The Rise, Gawcott, Buckingham, MK18 4HW

£325,000.00

A three bedroom extended family home situated in a village location not far from Buckingham. The property is in catchment for the Royal Latin Grammar School and is within a short walk from the village Primary school. The property benefits from being in very good order throughout and has a refitted kitchen, refitted bathroom, downstairs cloakroom/utility area, driveway parking and a good sized rear garden. The accommodation fully comprises: Entrance hall, cloakroom/utility area, sitting room with French doors leading to the rear garden, dining room also with doors leading to the garden, refitted kitchen, first floor landing, three bedrooms and a spacious family bathroom with both bath and separate walk in shower. To the outside driveway and gated side access leading to the rear garden. EPC rating TBC.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Radiator, engineered wood flooring, understairs storage cupboard.

Cloakroom/Utility Area

White suite of wash hand basin, cupboard under, low level wc, plumbing for washing machine, space for tumbler drier, work surface space, eye level storage unit, double radiator, engineered wood flooring, Upvc double glazed window to front aspect.

Sitting Room

6.07m Max x 3.14m Max

Two tall double radiators, electric fire, engineered flooring, Upvc double glazed window to front aspect, Upvc double glazed French patio doors to rear garden.

Dining Room

4.04m Max x 2.66m Max

Double radiator, tall double radiator, engineered wood flooring, vaulted ceiling with two velux windows, Upvc double glazed window to rear aspect, Upvc double glazed door to garden.

Kitchen

3.83m Max x 2.86m Max

Refitted to comprise inset sink unit with mono bloc mixer tap with cupboard under, a range of base and eye level units, straight edged work surfaces, integrated dishwasher, space for range cooker with extractor canopy over, space for fridge/freezer, engineered wood flooring, inset LED down lighting.

First Floor Landing

Access to loft space, cupboard housing 'Glow worm' gas fired combi boiler serving central heating and domestic hot water, built in cloak cupboard to side.

Bedroom One

3.84m Max x 3.12m Max

Radiator, dressing area with built in wardrobes and independent LED downlighting, recess with fitted shelving, Upvc double glazed window to rear aspect.

Bedroom Two

3.84m Max x 2.84m Max

Radiator, Upvc double glazed window to rear aspect.

Bedroom Three

2.51m Max x 2.10m Max

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

White suite of panelled bath, full tiled shower cubicle, wash hand basin, cupboard under, low level w/c, ladder towel radiator, ceramic tiles to splash areas, inset LED downlighting, Upvc double glazed window to front aspect.

Outside

Front Aspect

Resin bound driveway to front enclosed by brick wall.

Rear Garden

Gated side access to rear garden which is laid to lawn with hedge border to one side, paved and shingle patio, raised flower bed, outside lighting, fully enclosed by timber fencing.

Please Note

All mains services connected.

EPC Rating: TBC

Council Tax Band: C

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.

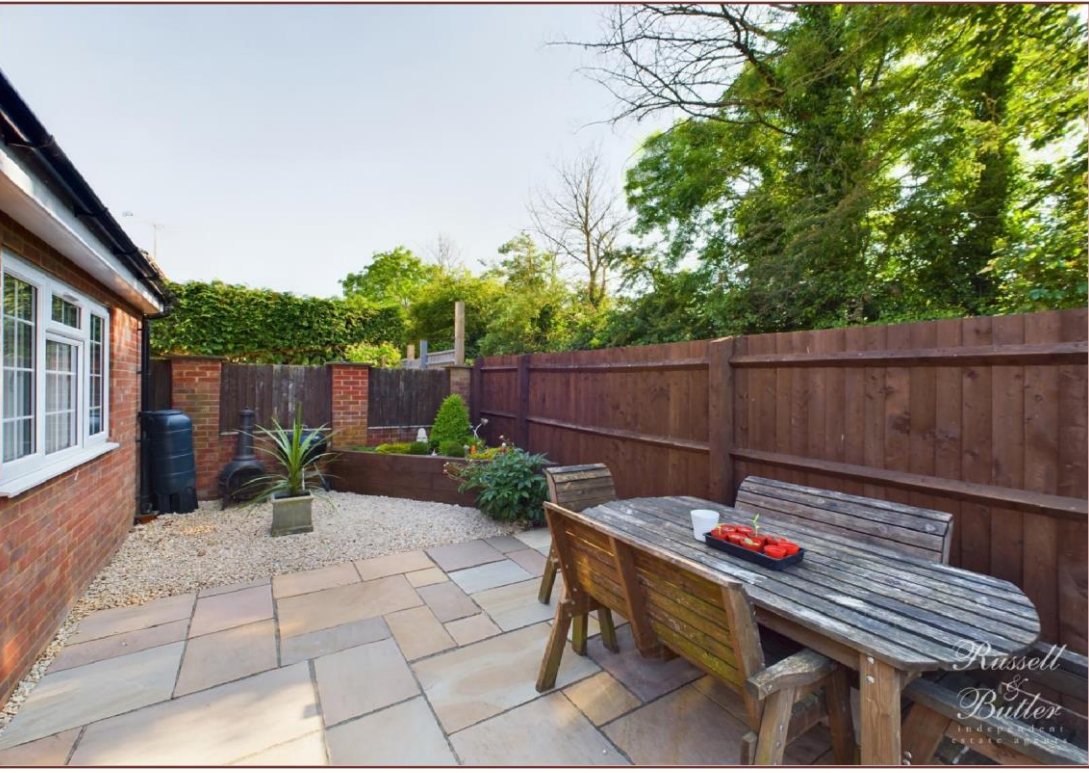
N.B.

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.



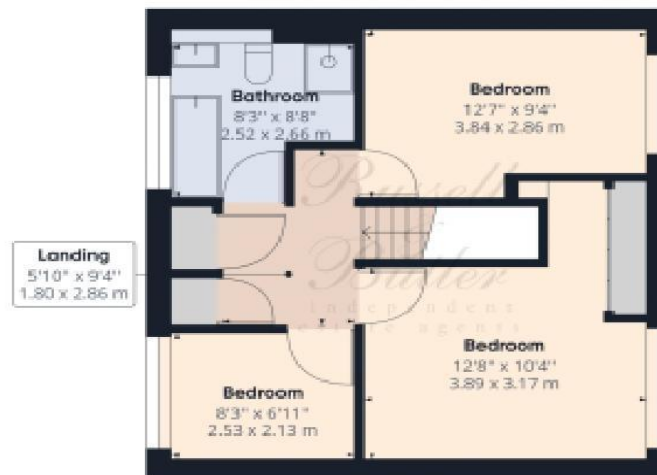


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1032.06 ft²

95.88 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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