

*Russell & Butler*

i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

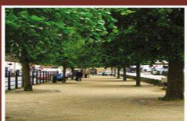
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## 26 The Island, Buckingham, MK18 2NU

### Asking Price £375,000.00 Freehold

A good sized three bedroom detached family home situated on a good sized plot in a village location. The property benefits from a rear and side garden and offers potential for extension (subject to planning permission), gas to radiator central heating and Upvc double glazing. The accommodation fully comprises: Entrance hall, sitting room with gas fire, solid oak doors leading to a refitted kitchen/diner with access leading to the garage. To the first floor there are three bedrooms and a family bathroom. To the outside, driveway parking and gated access leading to the rear garden. EPC rating C. NO UPPER CHAIN.



### **Entrance**

Door to:

### **Entrance Hall**

Space for coats and shoes, door to:

### **Sitting Room**

5.70m Max x 3.40m

Upvc double glazed Bay window to front aspect, radiator, remote control gas fired, stairs rising to first floor, solid oak door to:

### **Kitchen/Diner**

5.70m Max x 3.53m Max

Refitted to comprise a range of base and eyelevel units, one and a quarter stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, integrated oven and hob, integrated dishwasher, integrated fridge, integrated freezer, Upvc double glazed window to rear aspect, door to rear, radiator, downlighters, access to garage.

### **First Floor Landing**

Cupboard with linen shelving as fitted, access to loft space, Upvc double glazed window to side aspect.

### **Bedroom One**

3.37m x 3.04m

Built in wardrobe, Upvc double glazed window to front aspect, radiator, downlighters.

### **Bedroom Two**

3.35m x 2.96m + Wardrobe

Upvc double glazed window to rear aspect, built in wardrobe, radiator.

### **Bedroom Three**

2.60m max x 2.43m max

Built in wardrobe, built in bed with storage, radiator, Upvc double glazed window to front aspect, downlighters.

### **Family Bathroom**

2.25m x 1.66m

White suite of bath with mixer tap, shower over, low level wc, wash hand basin with mixer tap, cupboard under, heated towel radiator, Upvc double glazed window to rear aspect, tiling to splash areas, downlighters.

### **Front Garden**

Laid mainly to lawn with driveway, gated side access.

### **Rear Garden**

Laid mainly to lawn, storage shed, outside tap.

### **Garage**

5.21m Max x 2.37 Min x 3.89m Max, 2.13m Min

Power and light connected, up and over door.

### **Please Note**

All mains services connected.

EPC Rating: C

Council Tax Band: D

### **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.

### **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.





Russell  
&  
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independent  
estate agents





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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