

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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14 Rosehill Crescent, Buckingham, MK18 4EF

Asking Price £359,995.00

A fabulous three bedroom semi detached house, having been fully renovated by the current owner to include oil to radiator central heating, UPVC double glazing, newly fitted kitchen, newly fitted ground floor shower room, newly fitted family bathroom and fully rewired. The property has the added advantage of a useful brick store with power & light, a decent sized south east facing rear garden backing on to open countryside, off road parking for 3/4 cars and is offered with NO ONWARD CHAIN. The accommodation comprises: Entrance lobby, sitting room, rear lobby, ground floor shower room & W.C. Kitchen/breakfast room, three bedrooms, family bathroom, outbuilding, rear garden and off road parking. Energy rating D.



Upvc double glazed entrance door to:

Entrance Lobby

Stairs rising to first floor, radiator, wood laminate flooring , Inset LED downlighting , open through to

Sitting Room

4.18m Max extending to 6.16m Max to understairs x 3.47m Max extending to 4.10m Max , irregular shaped room.

Two double radiators, wood laminate flooring. inset downlighting, Upvc double glazed picture window to front aspect.

Rear Lobby

with storage cupboard. Wood laminate flooring, door to ground floor shower room, door way to kitchen.

Kitchen/Breakfast Room

4.21m Max x 3.10m Max x 2.57m

A fabulous fitted kitchen comprising inset single drainer sink unit mono bloc mixer tap cupboard under, further range of base and eye level units , straight edge work surfaces, ceramic tiles to splash areas, four ring induction hob with electric oven under, extractor canopy over. Integrated dishwasher, integrated microwave, space for fridge freezer, plumbing for automatic washing machine, wood laminate flooring. Inset LED down lighting, Upvc double glazed window to rear aspect, Upvc double glazed French doors to rear garden, tall double radiator.

First Floor Landing

Access to loft space, Inset LED downlighting, storage cupboard with heating controls.

Bedroom One

3.13m Max x 3.94m Max into recess. Radiator, Upvc double glazed window to front aspect.

Bedroom Two

4.23m Max x 2.78m Max

Radiator, Upvc double glazed window to rear aspect with country views.

Bedroom Three

2.78m Max x 1.96m Max and extending to 2.93m Max into recess

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

1.83m Max x 2.16m Max

White suite of panelled bath mixer tap and shower attached , pedestal wash hand basin, low flush w/c, ceramic tiled splash areas, ladder towel radiator, Inset downlighting , medicine cabinet , Upvc double glazed window to rear aspect.

Front Garden

Laid to shingle hardstanding providing off road parking for 3- 4 vehicle. Gated side access to

Rear Garden

Laid mainly to lawn with large decking area. Outside tap, outside lighting. Fully enclosed by timber fencing .Gate to rear, fabulous field views. South East Facing.

Brick built store

2.02m Max x 1.53m Max

With power and light connected, wood laminate flooring.

Please Note

All mains services connected.

EPC Rating: D

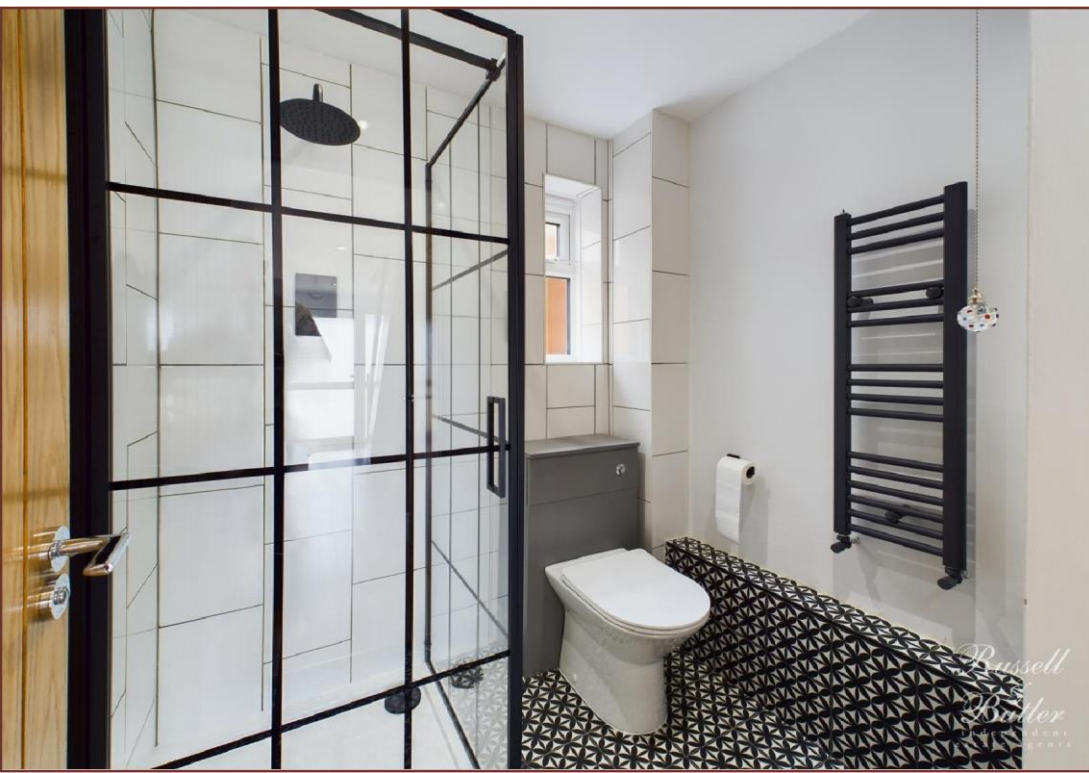
Council Tax Band: C

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 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

850.74 ft²
79.04 m²

Reduced headroom

13.77 ft²
1.28 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFTE360

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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