

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Nelson Street, Buckingham, MK18 1DA

Asking Price £528,000.00 Freehold

A fabulous and spacious Grade II listed character property in the heart of Buckingham town. The accommodation is laid over three floors and comprises: Reception hall, sitting room open through to the family room, separate dining room, boiler/boot room, w/c and kitchen breakfast room. On the first floor large master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms, cloakroom, family bathroom and large eaves storage space, a feature spiral staircase leads to the second floor where there are two double bedrooms, one with a large light window seat and dressing room/office or bedroom six. Outside there is an enclosed courtyard garden with utility/storage room. To truly appreciate this wonderful home an internal viewing is strongly recommended.



Entrance

Entrance door to:

Entrance Hall

'L' shaped reception hall providing access to accommodation, radiator, under stair storage cupboard, two interior windows, Oak flooring, stairs rising to first floor, part glazed double doors to dining room.

Dining Room 15' 7" X 12' 10" (4.76m X 3.92m)

Bay window to front aspect, radiator, Oak flooring.

Sitting Room 13' 6" X 12' 2" (4.12m X 3.73m)

Beautiful sitting room with feature fireplace with brick surround and wood burning stove, bay window to front aspect, radiator, Oak flooring, two picture lights, steps leading up to:

Family Room 16' 9" X 15' 7" (5.12m X 4.75m)

A fabulous light and airy room with skylight, sliding doors leading to enclosed garden, Oak flooring, two wall light points, radiator.

Boot/Boiler Room

Providing ample cloaks hanging space, cupboard housing gas fired boiler serving both domestic hot water and radiator central heating door to:

Cloakroom

Suite of low level W/C, wall mounted wash hand basin, radiator, inset down lighters.

Kitchen/Breakfast 15' 7" X 12' 1" (4.75m X 3.70m)

Fitted to comprise of inset one and a quarter sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base and drawer units, work tops over, breakfast bar, inset down lighters, sky light, exposed beams, space and plumbing for dish washer, range cooker, tongue and groove panelling to walls, Upvc double glazed window to rear aspect, door to rear garden.

First Floor Landing

Feature spiral staircase leading to second floor, large walk in eaves storage space with lighting.

Master Bedroom 14' 11" X 12' 11" (4.57m X 3.95m)

A large master bedroom with a range of built in wardrobes with hanging rails and shelving as fitted, sash window to front aspect, radiator, two wall light points, exposed timbers, door to:

En-Suite 7' 11" X 10' 1" (2.42m X 3.09m)

Re-fitted to a high specification to include a fully tiled walk in double width shower cubicle, glazed screen, low level W/C, contemporary style wash hand basin, sky light, ladder/towel rail, ceramic tiling to walls and flooring, inset down lighters.

Bedroom Two 13' 5" X 12' 8" (4.10m X 3.87m)

With original ornamental fireplace, built in storage cupboard, radiator, sash window to front aspect.

Bedroom Three 9' 11" X 8' 2" (3.03m X 2.51m)

Sash window to front aspect, radiator, wall light point.

Family Bathroom

White suite of panel bath, wash hand basin, ceramic tiling to splash areas, radiator, airing cupboard housing hot water tank, Upvc double glazed window to rear aspect.

Cloakroom

White suite of low level W/C, radiator, window to rear aspect.

2nd Floor Bedroom Four 15' 8" X 12' 7" (4.80m X 3.85m)

Maximum measurements.

Windows to both front and rear aspect's, radiator, wall light point, exposed beams.

2nd Floor Bedroom Five 11' 5" X 10' 10" (3.49m X 3.32m)

Window to front aspect, sky light window with platform seating area, wall light point, exposed timbers, radiator.

Dressing Room/Office/Bedroom Six 13' 1" X 11' 2" (4.00m X 3.42m)

Window to rear aspect, radiator, access to loft space.

Rear Garden

Fully enclosed walled garden with sleeper flower beds, paved patio, artificial lawn, gated access to covered passageway, separate utility/laundry room.

Utility/Laundry Room 6' 9" X 7' 5" (2.07m X 2.27m)

Space and plumbing for washing machine, space for tumble dryer, range of storage cupboards with work tops over.

Please Note all main services are connected
Council tax band E









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.

Visit us online: www.russellandbutler.com



expertagent

PrimeLocation.com

