

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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*Russell
&
Butler*
independent
estate agents

Overn Avenue, Buckingham, MK18 1LT.

Asking Price £339,995.

A three bedroom extended semi detached house on a corner plot. A good solid house which although is in need of updating offers fabulous potential to extend over the single storey side extension. The property has the added benefits of gas to radiator central heating, UPVC double glazing, a ground floor cloakroom, and a garage with driveway. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, family room, L-shaped kitchen, three bedrooms, bathroom, garage and gardens. Probate has been applied for otherwise NO ONWARD CHAIN. Energy rating D.



Entrance

UPVC double glazed entrance door to:

Entrance Hall

Double radiator. Stairs to first floor. Central heating thermostat. Under stairs storage cupboard.

Sitting Room

13' 5" X 10' 4" (4.10m X 3.16m)

Double radiator. UPVC double glazed window to front aspect. Archway to Dining Room.

Dining Room

12' 5" X 11' 6" (3.80m X 3.51m)

Double radiator. UPVC double glazed window to rear aspect. Door to hall.

Family Room

11' 0" X 10' 5" (3.37m X 3.19m)

Double radiator. UPVC double glazed window to front aspect. UPVC double glazed French patio doors to garden.

Kitchen/Breakfast Room

4.79 Maximum x 3.38 Maximum L-Shaped.

Inset single drainer stainless steel sink unit with monobloc mixer tap and a cupboard under. Further range of base and eye level units, rolled edged work surfaces. Ceramic tiled splash areas. Four ring ceramic hob. Split level electric double oven and grill. Plumbing for automatic washing machine. Two UPVC double glazed windows to rear aspect. UPVC double glazed door to rear garden.

Rear Lobby

"Potterton" gas fired boiler serving central heating and domestic hot water. Door to:

Cloakroom

Coloured suite of: Wash hand basin. Ceramic tiled splash areas. Low level W.C. UPVC double glazed window to rear aspect.

First Floor Landing

Access to loft space. UPVC double glazed window to side aspect. Airing cupboard housing hot water tank and immersion heater. Linen shelf as fitted.

Bedroom One

13' 7" X 10' 4" (4.15m X 3.17m)

Double radiator. Built in cupboard with shelving. UPVC double glazed window to rear aspect

Bedroom Two

12' 6" X 10' 2" (3.83m X 3.10m)

Double radiator. UPVC double glazed window to front aspect.

Bedroom Three

2.93 maximum x 2.86 maximum L-Shaped.

Over stairs storage cupboard. UPVC double glazed window to front aspect.

Bathroom

Coloured suite of: Panel bath with "Triton" electric shower over. Pedestal wash hand basin. Low level W.C. Full ceramic tiling to all walls. UPVC double glazed window to rear aspect. Extractor fan. Radiator.

Outside

Situated on a good size corner plot, the garden is laid mainly to lawn with well stocked flower and shrub beds and borders. Path to entrance. Gated drive to detached "Banbury" type garage with up and over door. Gate to side leading to rear garden, laid to lawn. Greenhouse. Vegetable plot. Patio area.

Mortgage Advice

If you require a mortgage we would 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 Clare on 01280 815999 or 07772 159555.

Alternatively, you can email clare.jarvis@mab.org.uk

Please Note

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.

All mains services connected.

Council Tax B.

Due to the nature of the plot, it is feasible that sometime in the future it may be possible to create a separate dwelling. Should this be the case an override will be in place. Please ask for details.

A covenant will also be put in place to prevent the property from ever being converted into a House of Multiple Occupation.





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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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