

Russell & Butler

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Western Avenue, Buckingham, MK18 1LJ

Asking Price £329,995.00 Freehold

An extended three bedroom semi detached property within close walking distance to Buckingham town centre and available with no onward chain. The property benefits further from being within catchment for local schooling including the Royal Latin Grammar School, and new central heating installed March 2023.

Accommodation comprises, entrance hall, ground floor cloakroom, sitting room, dining room, family room, kitchen/breakfast, two brick stores, on the first floor, landing three bedrooms and the family bathroom. There are gardens laid to lawn at the front with driveway providing off road parking and leading to the single garage and enclosed gardens to the rear. No Onward Chain. EPC rating C



Entrance

Covered porch with Upvc double glazed door to:

Entrance Hall

Providing access to accommodation, stairs rising to first floor, coving to ceiling.

Cloakroom

6' 8" X 4' 3" (2.05m X 1.31m)

Suite of low level W/C, pedestal wash hand basin, radiator, window to side aspect, cupboard housing wall mounted 'Valliant' gas fired boiler serving both domestic hot water and radiator central heating.

Sitting Room

9' 10" X 15' 4" (3.00m X 4.69m)

Upvc double glazed window to front aspect, coving to ceiling, radiator, fireplace, open through to;

Dining Room

10' 5" X 6' 11" (3.18m X 2.13m)

With built in dresser unit, radiator, coving to ceiling, open through to;

Family Room

11' 10" X 10' 5" (3.63m X 3.18m)

With double glazed sliding doors to the patio and rear garden, radiator, coving to ceiling.

Kitchen/Breakfast Room

15' 1" X 12' 4" (4.60m X 3.76m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall and base units with work tops over, space and plumbing for both washing machine and dishwasher with work tops over, space for tall fridge freezer, built in electric hob and built in electric oven. Under stair pantry cupboard, radiator, Upvc double glazed window to rear aspect, radiator, part glazed door to lobby area.

Lobby

With two brick stores and door to side aspect.

First Floor Landing

Access to loft space, two built in storage cupboards, Upvc double glazed window to rear aspect.

Bedroom One

12' 5" X 10' 5" (3.80m X 3.20m)

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

Bedroom Two

13' 8" X 11' 0" (4.18m X 3.36m)

Benefitting from a range of built in wardrobes and additional built in storage cupboard, radiator, Upvc double glazed window to front aspect.

Bedroom Three

6' 5" X 10' 5" (1.98m X 3.19m)

Maximum measurement into door recess.

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

Shower Room

7' 4" X 5' 11" (2.25m X 1.81m)

Fitted to comprise double width shower cubicle with shower as fitted, low level W/C, pedestal wash hand basin, radiator, light and shave point, Upvc double glazed window to rear aspect, wall mounted heater.

Front Garden

Laid mainly to lawn with flower and shrub beds and borders, driveway providing off road parking and leading to single garage. Gated side access.

Single Garage

16' 2" X 7' 10" (4.93m X 2.41m)

With up and over door, window to side aspect.

Rear Garden

Enclosed rear garden laid mainly to lawn with paved patios, established planting, fully enclosed by fencing.

Please Note

Please note all main services are connected.
Council tax band C
EPC Rating C
No Upper Chain

Mortgage Advice

If you require a mortgage, we 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.





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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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