

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Grenville Road, Buckingham, MK18 1LP

Asking Price £290,000.00

A two double bedroom semi detached house situated on a good sized corner plot offering scope to extend (subject to planning). The property has been much improved by the present owners and benefits from gas to radiator central heating, UPVC double glazing, a re-fitted kitchen and a re-fitted bathroom. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, two double bedrooms, bathroom and gardens to front, side and rear. NO ONWARD CHAIN. Energy rating C.



Entrance

Double glazed composite entrance door to:

Entrance Hall

Radiator, stairs rising to first floor, wood laminate flooring.

Sitting Room

3.84m x 3.74m Max, 3.27m Min

Double radiator, Upvc double glazed window to front aspect, under stair storage space, wood laminate flooring.

Kitchen/Dining Room

4.81m x 3.04m

Refitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring gas hob with electric oven under, extractor canopy over, plumbing for automatic washing machine, cupboard housing "Ideal" gas fired combi boiler supplying both central heating and domestic hot water, Inset LED downlighting, wood laminate flooring, tall radiator, Upvc double glazed window to side aspect, Upvc double glazed French patio door to rear garden.

First Floor Landing

Access to loft space, Upvc double glazed window to side aspect, large walk in linen cupboard with shelving.

Bedroom

4.83m Max 2.85m

Radiator, Upvc double glazed window to front aspect.

Bedroom Two

3.05m x 2.83m

Radiator, built in cupboard, Upvc double glazed window to rear aspect.

Family Bathroom

1.92m x 1.70m

Re-fitted white suite of panel bath with mixer tap and shower attachment, glazed splash screen, pedestal wash hand basin, low flush wc, ladder towel radiator, shaver point, Upvc double glazed window to rear aspect, extractor fan, ceramic tiling to splash areas.

Outside

Path leads to front garden which is paved and enclosed by timber fencing, gated side access to side and rear gardens. Side garden is laid to lawn and not overlooked, scope to extend (subject to planning permission), enclosed by fencing and open through to rear garden which is laid to paving and shingle, enclosed by fencing and not overlooked, outside tap, outside lighting, outside power point. South West facing.

Outbuilding

2.74m 2.20m

Brick built storage shed with window to the side.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: B

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.





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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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