

*Russell & Butler*

independent estate agents

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& Butler*

## Spa Cottage, Bath Lane, Buckingham, MK18 1DX Asking Price £409,995

An individual three bedroom semi detached property well situated within walking distance of Buckingham town centre and the Grammar School. The property is well presented throughout and benefits from plenty of off road parking to the front, a good amount of storage space throughout and an attractive fully enclosed rear garden. The accommodation comprises: Entrance porch, sitting room, kitchen/breakfast room, conservatory, study, utility area/boot room, down stairs WC, first floor landing, three bedrooms and family bathroom. To the front aspect there is a good sized gravel driveway and gated access leading to the rear garden. EPC rating D.



### **Entrance**

Door to;

### **Front Porch**

Radiator, door to;

### **Sitting Room**

4.54m x 4.08m max, 3.15m min

Upvc double glazed window to front aspect, radiator, stairs rising to first floor, fire place surround, coving to ceiling, under stairs storage space.

### **Kitchen/Breakfast Room**

4.54m max, 2.98m min x 3.95m max

A range of base and eye level units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, gas fired boiler, space for range cooker, extractor hood, space for dishwasher, space for fridge/freezer, Upvc double glazed window to side aspect, radiator, a large under stairs storage cupboard.

### **Utility Area/Boot Room**

Space and plumbing for washing machine, space for dryer, door to rear, radiator.

### **Study**

2.69m max, 2.37m min x 2.45m

Upvc double glazed window to front aspect, built in storage, radiator, loft access.

### **Conservatory**

Upvc double glazed.

### **First Floor Landing**

Upvc double glazed window to side aspect, access to loft space, airing cupboard housing hot water tank with shelving as fitted.

### **Bedroom One**

3.18m plus storage space x 2.63m.

Upvc double glazed window to front aspect, built in storage with rails, radiator.

### **Bedroom Two**

3.01m plus built in storage x 2.62m

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

### **Bedroom Three**

2.22m x 1.81m

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

White suite of bath with shower over, pedestal wash hand basin, low level wc, tiling to splash areas, radiator, Upvc double glazed window to rear aspect.

### **Outside**

#### **Front Aspect**

Gravel driveway parking to front, gated side access, outside light.

#### **Rear Garden**

Steps leading down to garden.

Laid mainly to lawn, various storage sheds, storage under conservatory, outside tap, out side light.

#### **Please Note**

All main services connected.

EPC Rating: TBC

Council Tax Band: C

#### **N.B.**

Measurements on floor plan are approximate 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 where the measurements are shown both in imperial and metric.

#### **Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis.

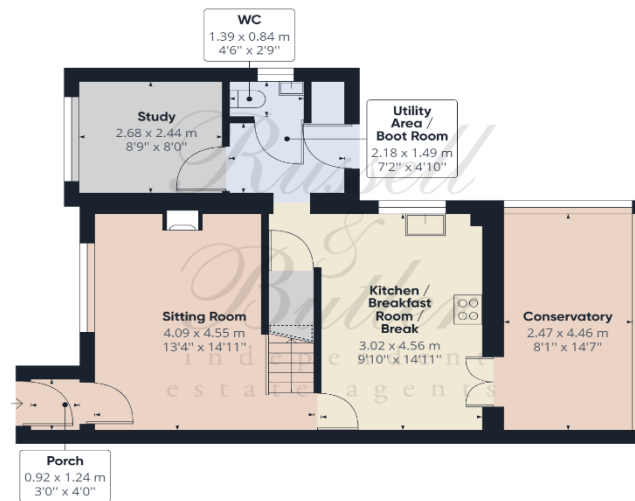
Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.



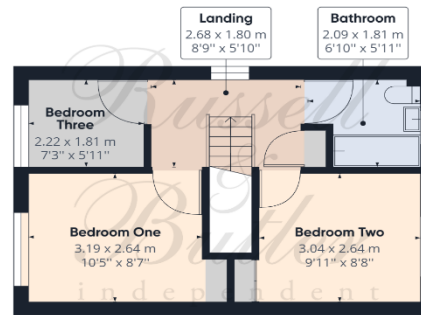


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Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

946.17 ft<sup>2</sup>  
87.90 m<sup>2</sup>

**Reduced headroom**

8.69 ft<sup>2</sup>  
0.81 m<sup>2</sup>

(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.

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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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