

*Russell & Butler*

independent estate agents

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**The Square, Preston Bissett, Buckingham, MK18 4LL    Asking Price £279,995.00 Freehold**

A good sized three bedroom semi detached property situated in Preston Bissett, not far from Buckingham. The property is in need of refurbishment throughout but offers a huge amount of potential. The accommodation comprises: Entrance hall, sitting room, kitchen/diner, inner hallway, cloakroom, large storage cupboard, first floor landing, three good sized bedrooms and bathroom. To the outside there is a gravel driveway, gated access leading to a good sized rear garden with outside store which has potential for a variety of uses such as outside office, studio, gym or workroom. EPC rating D.



### **Entrance**

Door to:

### **Entrance Hall**

Stairs rising to first floor.

### **Sitting Room**

4.10m Max, x 3.76m Max, 3.41m Min

Log burning stove with surround, radiator, Upvc double glazed window to front aspect.

### **Kitchen/Diner**

3.76m Max x 3.10m Max

A range of base and eye level units, Belfast sink with cupboard under, work tops over, tiling to splash areas, space for fridge freezer, space for oven, space for washing machine, floor standing oil boiler, Upvc double glazed window to rear aspect, opening to:

### **Inner Hall**

Door to side, good sized built in storage space, opening to:

### **Cloakroom**

Low flush W/C , wash hand basin , radiator, Upvc double glazed window to side aspect.

### **First Floor Landing**

Upvc double glazed window to side access.

### **Bedroom One**

3.99m Max x 2.73m Max x 2.37m Min

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Two**

3.28m Max x 2.47m Max x 2.20m Min

Upvc double glazed door to front aspect, radiator, hot water tank with linen shelf as fitted.

### **Bedroom Three**

3.05m Max x 1.97m Min

Upvc double glazed window to rear aspect, radiator, access to loft space.

### **Bathroom**

White suite of floor standing bath with mixer tap, wash hand basin with mixer tap, low flush W/C , Upvc double glazed window to front aspect, radiator.

### **Outside**

#### **Front Aspect**

Gravel driveway, path leading to property entrance, gated side access to:

#### **Rear Garden**

Laid to lawn and patio, outside shed, outside office, oil tank, path way to side.

#### **Please Note**

All mains services connected, exception of gas.

EPC Rating: D.

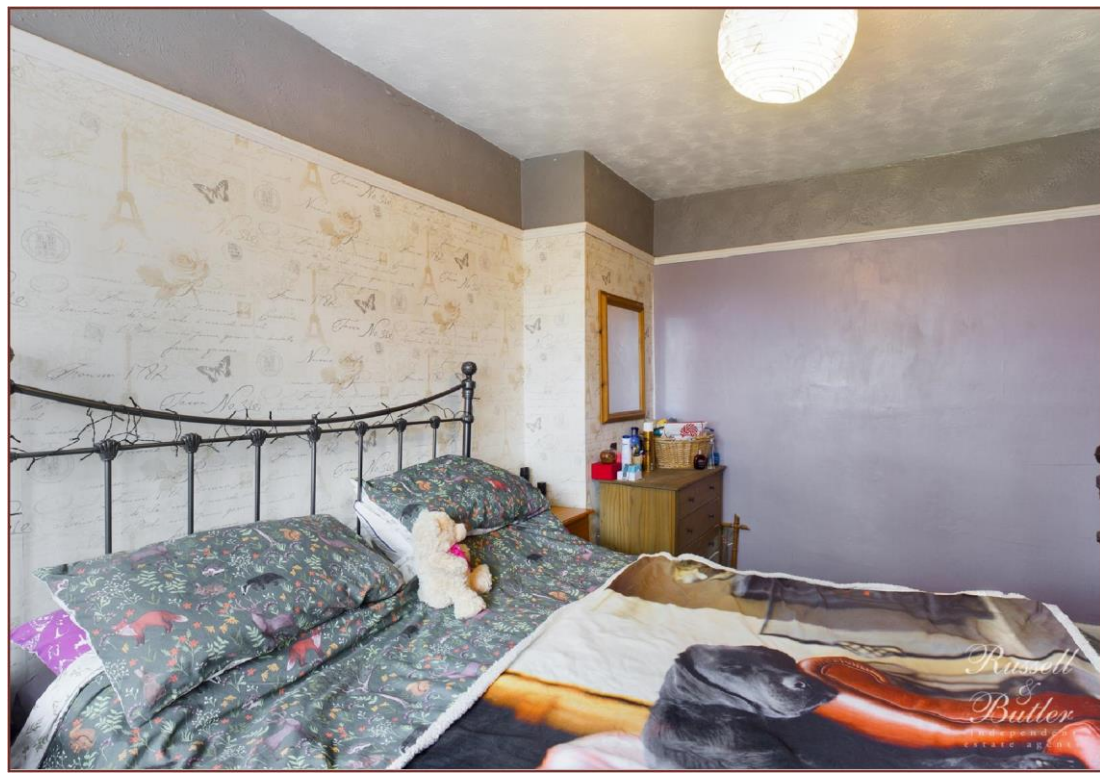
Council Tax Band: C.

#### **Mortgage Advice**

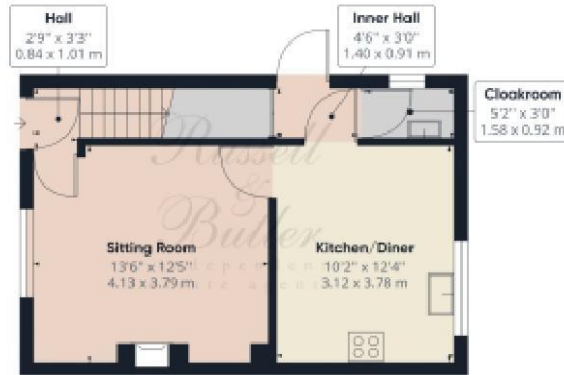
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

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

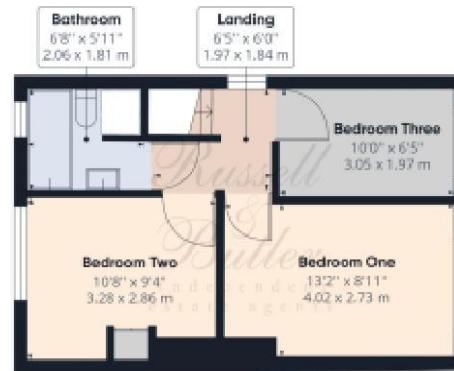
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 713.88 ft<sup>2</sup>  
 66.32 m<sup>2</sup>

(1) Excluding balconies and terraces

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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