

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Lincoln, Buckingham, MK18 1GY Asking Price £425,000.00 Freehold

A four double bedroom, three storey townhouse situated just off the Moreton Road, and being within a few minutes walking distance to Buckingham town centre and all the local amenities. The property benefits further from being in catchment for both Buckingham Secondary and The Royal Latin Grammar Schools and overlooks a lovely open green

. Accommodation comprises: reception hallway, ground floor cloakroom, sitting room with French doors leading to the patio and rear garden, kitchen/diner with a range of integrated appliances, also with French doors leading out to the rear garden. To the first floor, master bedroom with en-suite shower room, further bedroom and family bathroom, stairs rising to the second floor landing with double width airing cupboard and two further double bedrooms. Fully enclosed gardens to the rear, single garage and allocated parking.
EPC rating C. No onward chain.



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Entrance

Part glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, radiator, central heating thermostat, wood laminate flooring, coving to ceiling, Upvc double glazed window to rear aspect.

Cloakroom

White suite of low level w.c., pedestal wash hand basin, ceramic tiling to splash areas, radiator, ceramic tiled floor.

Sitting Room

17' 5" X 11' 9" (5.32m X 3.60m)

A dual aspect sitting room with Upvc double glazed window to front aspect overlooking an open green, Upvc double glazed window and French door to rear garden, two radiators, coving to ceiling, wood laminate flooring.

Kitchen/Diner

17' 6" X 10' 5" (5.35m X 3.20m)

Kitchen area

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, granite work surfaces, range of wall, drawers and base units, integrated dishwasher, integrated washing machine, built in four burner gas hob, stainless steel splash back, extractor hood over, electric oven under, fridge/freezer, ceramic tiling to splash areas, Upvc double glazed window to front aspect, ceramic tiled floor, coving to ceiling, inset downlighters, cupboard housing gas fired 'Potterton' boiler, under counter lighting.

Dining Area

Ceramic tiled floor, radiator, coving to ceiling, Upvc double glazed French door and window to patio and rear garden.

First Floor Landing

Stair rising to second floor, Velux window, double panel radiator.

Bedroom One

17' 6" X 12' (5.34m X 3.66m)

Two Upvc double glazed windows to front and rear aspects, two radiators, coving to ceiling, wood laminate flooring, door to:

En-Suite

8' 9" X 5' 1" (2.69m X 1.56m)

White suite of fully tiled shower cubicle with shower as fitted, pedestal wash hand basin, low level w.c., full height ceramic tiling to all walls, inset downlighters, ceramic tiled floor, Upvc double glazed window to front aspect, light and shaver point, extractor fan.

First Floor Bedroom Four

12' 4" X 10' 9" (3.76m X 3.28m)

Radiator, coving to ceiling, Upvc double glazed window to rear aspect, built in wardrobe.

Family Bathroom

10' 6" X 5' 6" (3.22m X 1.68m)

White suite of panel bath with separate shower over, glazed screen, low level w.c., pedestal wash hand basin, full and half height ceramic tiling to walls, extractor fan, ceramic tiled floor, radiator, Inset downlighters, Upvc double glazed window to front aspect, light and shaver point.

Second Floor Landing

Double width airing cupboard housing hot water tank.

Second Floor Bedroom Two

12' 0" X 10' 3" (3.66m X 3.13m)

Two radiators, Upvc double glazed window to front aspect, Velux window.

Second Floor Bedroom Three

10' 9" X 10' 3" (3.29m X 3.13m)

Two radiators, Upvc double glazed window to front aspect, Velux window, access to loft space.

Front Garden

Enclosed by wrought iron railings, gravel area, over looking an open green.

Rear Garden

The rear garden is fully enclosed by panel fencing and brick walls, large paved patio, well stocked and established flower beds, laid partly to lawn, outside tap, outside power, outside light, pathway leading to gated pedestrian rear access to parking and garage.

Garage

8' 2" X 17' 10" (2.50m X 5.45m)

Up and over door, light and power connected, eaves storage space, allocated parking to front.

Please Note

All mains services connected.

EPC rating: C

Council tax band: E

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.

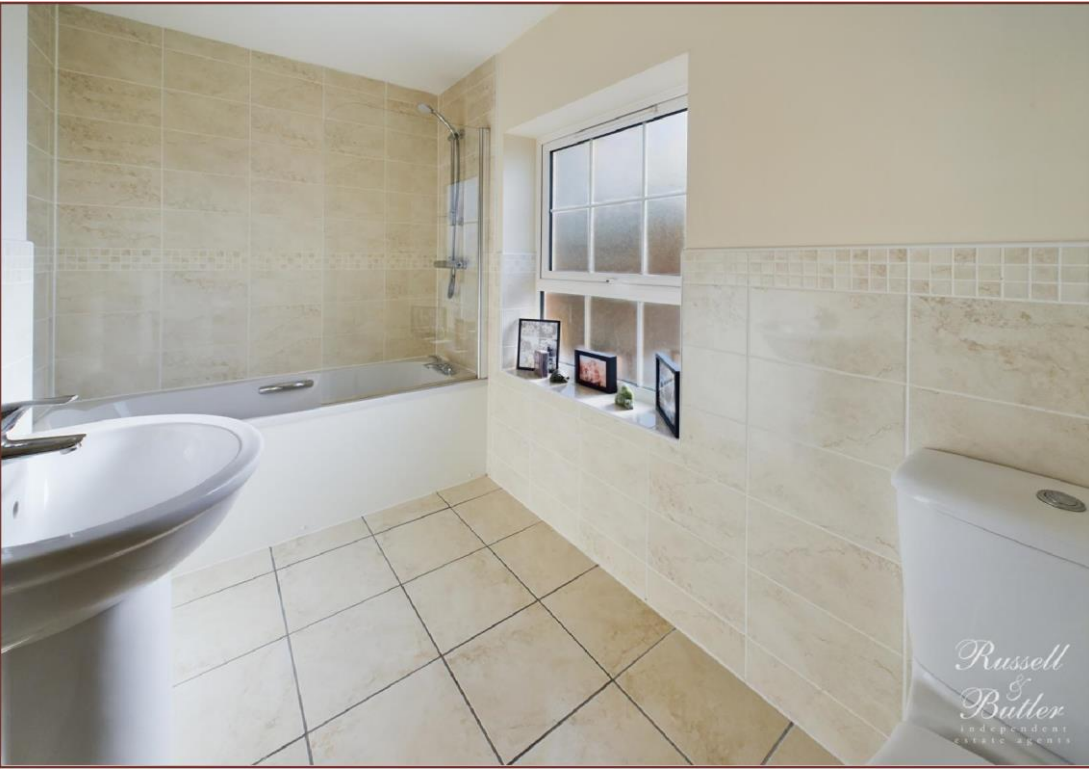
N.B.

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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