

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Fishers Field, Buckingham, MK18 1SN

Asking Price £339,995.00 Freehold

Offered for sale with no onward chain a three bedroom property located within close walking distance to Buckingham town centre, Buckingham University and all the amenities, and also benefitting from being in catchment for the Royal Latin Grammar School. The accommodation over two floors comprises; entrance hall, ground floor cloakroom, sitting room with wooden flooring, kitchen/diner with sliding doors open out onto the patio. On the first floor three bedrooms and re-fitted family bathroom. To the exterior enclosed patio garden, single garage with light and power and driveway. Gas to radiator central heating and UPVC double glazing throughout. EPC Rating C. NO CHAIN.



Entrance Hall

Solid wood entry door, radiator.

Cloakroom

White suite of pedestal wash hand basin, low level WC, radiator, panelling to walls, Upvc double glazed window to front aspect.

Sitting Room

16' 9" X 15' 3" (5.12m X 4.66m)

Wood flooring, stairs to first floor, Upvc double glazed window to front aspect, radiator, coving to ceiling, central heating thermostat.

Kitchen

8' 6" X 6' 7" (2.61m X 2.01m)

Refitted to comprise inset single drainer sink unit with Monobloc mixer tap, full range of eye level and base units, works tops over, electric oven and gas hob, space for dishwasher, space for fridge/freezer, wooden flooring, wall mounted "Worcester" gas fired boiler.

Dining Room

8' 5" X 8' 3" (2.58m X 2.52m)

Coving to ceiling, wood laminate flooring, Upvc double glazed sliding door to rear garden.

First Floor Landing

Airing cupboard housing hot water tank.

Bedroom One

13' 2" X 8' 10" (4.03m X 2.70m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

12' 0" X 8' 3" (3.68m X 2.54m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

8' 9" X 6' 4" (2.69m X 1.94m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

Refitted white suite of panelled bath, separate shower over, pedestal wash hand basin, low level WC, ceramic tiling to walls, chrome ladder towel rail. Upvc double glazed window to front aspect.

Rear Garden

Paved and fully enclosed by panelled fencing, gated side access.

Garage

17' 4" X 9' 4" (5.29m X 2.85m)

Single garage with up and over door, power and light connected, eaves storage space. Space and plumbing for washing machine.

Please Note

All main services are connected.

Council tax band C

EPC rating 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 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.



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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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