

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 £319,995.00 Freehold

****No Upper Chain**** A three bedroom semi detached house situated on this small development within walking distance of Buckingham's town centre and university. The property has the advantages of gas to radiator central heating, double glazing, garage and garden. The accommodation fully comprises: Entrance hall, cloakroom, sitting/dining room, kitchen, first floor landing, three bedrooms, bathroom, garage and garden. NO ONWARD CHAIN. Energy rating C.



Entrance

Door to:

Entrance Hall

Built in storage cupboard, radiator.

Cloakroom

Coloured suite of low level wc, wash hand basin, tiling to splash areas, radiator, window to front aspect.

Lounge/Diner

7.88m Max x 4.61 Max in to recess.

Window to front aspect, sliding door to rear, two radiators, stairs rising to first floor, open through to:

Kitchen

2.61m x 2.00m

A range of base and eyelevel units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, work top over, tiling to splash areas, built in oven, built in hob with extractor over, space for dishwasher, space for fridge, window to rear aspect, 'Ideal' boiler supplying both domestic hot water and radiator central heating.

First Floor Landing

Airing cupboard housing hot water tank with linen shelving as fitted.

Bedroom One

4.13m Max to rear of wardrobe x 2.70m

Window to front aspect, radiator, a range of built in storage.

Bedroom Two

3.68m x 2.56m

Window to rear aspect, radiator.

Bedroom Three

2.70m x 1.95m

Window to rear aspect, radiator.

Family Bathroom

A large walk in shower with 'Mira' shower, pedestal wash hand basin, low level wc, tiling to splash areas, radiator, tiling to splash areas, window to front aspect.

Outside

Front Aspect

Driveway to side of property, lawn to front, path leading to property entrance, outside light.

Rear Garden

Laid to lawn with a range of flower and shrub beds, outside tap.

Garage

5.27m Max x 2.50m Max

Up and over door, power and light connected, eaves storage space.

Please Note

All mains services connected.

EPC Rating: C

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.





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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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