

Russell & Butler

independent estate agents

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Western Avenue, Buckingham, MK18 1LW Asking Price £350,000.00

A three bedroom extended semi detached family home situated within walking distance of Buckingham town centre and in catchment for Royal Latin Grammar school. The accommodation fully comprises: Entrance hall, a large sitting room with doors leading to the dining room, conservatory, kitchen with utility/shower room, cloakroom, inner hall which leads to the side passageway which is a useful storage area. To the first floor; first floor landing, three good sized bedrooms and family bathroom. To the outside there is both a good sized driveway and rear garden. EPC rating D.



Entrance

Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Sitting Room

4.75m Max x 4.70m Max

Low level wc, radiator, Upvc double glazed window to side aspect, tiling to splash areas.

Kitchen

3.71m x 2.10m

A range of base and eyelevel units, sink unit with mixer tap and cupboard under, work top over, tiling to splash areas, space for range cooker, extractor hood over, built in dishwasher, built in fridge/freezer, Upvc double glazed window to rear aspect, radiator, open through to inner hallway.

Dining Room

3.25m Max x 2.11m Max

Radiator, Upvc double glazed door to:

Conservatory

2.86m Max x 2.74m Max

Upvc double glazed, radiator.

Inner Hallway

Door to side passageway.

Cloakroom

Low level wc, radiator, Upvc double glazed window to side aspect, tiling to splash areas.

Utility/Shower Room

A range of base and eyelevel units, sink, walk in shower, plumbing for washing machine, tiling to splash areas, radiator, Upvc double glazed window to side aspect, cupboard housing 'Worcester' Boiler.

Side Passageway

A useful storage area, Upvc double glazed window to side aspect, door to front, door to rear.

First Floor Landing

Cupboard housing hot water tank with linen shelving as fitted, radiator, Upvc double glazed window to rear aspect.

Bedroom One

3.86m x 3.14m

Upvc double glazed window to front aspect, radiator.

Bedroom Two

4.08m Max x 3.24m Max

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

Bedroom Three

2.91m + Door recess x 2.02m Max

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower attachment, tiling to splash areas, low level W.C, pedestal wash hand basin, radiator, Upvc double glazed window to side aspect.

Outside

Front Aspect

Laid to lawn with good-sized driveway, outside light.

Rear Garden

Laid to lawn with paved patio areas, rear access, a range of storage sheds, outside light.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: C

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

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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Approximate total area⁽¹⁾

1114.22 ft²
103.51 m²

Reduced headroom

2.44 ft²
0.23 m²

(1) Excluding balconies and terraces

☐ Reduced headrooms
(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.

GRAFFTE 360

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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