

*Russell & Butler*

independent estate agents

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## Nelson Street, Buckingham, MK18 1DA

Asking Price £399,000 Freehold

Full of charm and character this FOUR BEDROOM period Grade 2 listed COTTAGE is offered in EXCELLENT ORDER throughout, is within EASY WALKING OF THE TOWN CENTER and has gas central heating, OFF ROAD PARKING and many features including EXPOSED BEAMS and an INGLENOOK FIREPLACE. The accommodation comprises: Entrance lobby, sitting room, dining room, kitchen, rear lobby, cloakroom, four bedrooms, two bathrooms, COURTYARD GARDEN and off road parking. NO ONWARD CHAIN.



### **Entrance**

Solid wood entrance door to:

### **Entrance Lobby**

Open through to dining room, door to Sitting Room.

### **Sitting Room**

**17' 7" x 9' 1" (5.35m x 2.76m)**

Two radiators. Exposed beams. Exposed oak floor boards. Sash window to front aspect with window seat.

### **Dining Room**

**16' 2" x 10' 8" (4.94m x 3.26m Max)**

Double radiator. Inglenook fireplace with open grate. Solid wood lintel over. Window to front aspect with window seat. Exposed beams. Exposed oak floor boards. Stairs to first floor. Steps to rear lobby. Steps down to kitchen.

### **Kitchen**

**13' 1" x 9' 4" (4.0m x 2.85m)**

Butler sink unit with mono bloc mixer tap and a cupboard under. Further range of freestanding base units and drawers solid wood work surfaces. Eye level storage unit. Plumbing for automatic washing machine and dishwasher. Dual fuel range cooker. Exposed oak floor boards. "British gas" Gas fired boiler serving central heating and domestic hot water. Window to rear aspect.

### **Rear Lobby**

Built in cloaks cupboard. Quarry tiled floor. Door to rear garden. Door to cloakroom.

### **Cloakroom**

White suite of: Pedestal wash hand basin. Low level W.C. Quarry tiled floor. Window to rear aspect.

### **First Floor Landing**

Stairs to second floor. Exposed beams. Exposed oak floor boards.

### **Bedroom One**

**13' 9" x 9' 6" (4.18m max x 2.90m max) L-Shaped.**

Double radiator. Window to front aspect. Exposed beams. Airing cupboard housing hot water tank. Linen Shelf as fitted.

### **Bedroom Two**

**10' 5" x 7' 8" (3.18m plus recess x 2.34m)**

Double radiator. Exposed beams. Window to front aspect.

### **Bedroom Three**

**13' 8" x 9' 4" (4.17m to rear of wardrobe 3.48 to front of wardrobe x 2.84m)**

Radiator. Fitted wardrobes. Window to rear aspect.

### **Bathroom**

**6' 9" x 5' 7" (2.07m x 1.70m)**

White suite of: Panel bath with mixer tap and shower attachment. Low level W.C. Ceramic tiled splash areas. Ceramic tiled floor. Window to rear aspect. Radiator. Exposed beams.

### **Second Floor Landing**

Velux window to rear aspect. Door to:

### **Bathroom**

**10' 0" x 6' 3" (3.05m x 1.90m max 1.80 min)**

White suite of: Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Exposed beams. Eaves storage cupboard. Radiator. Built in storage cupboard. open through to:

### **Bedroom Four**

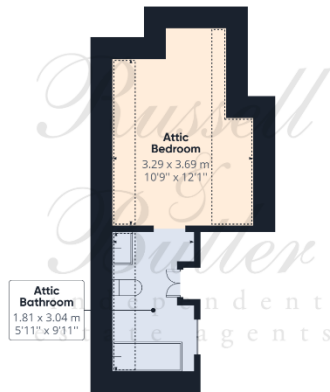
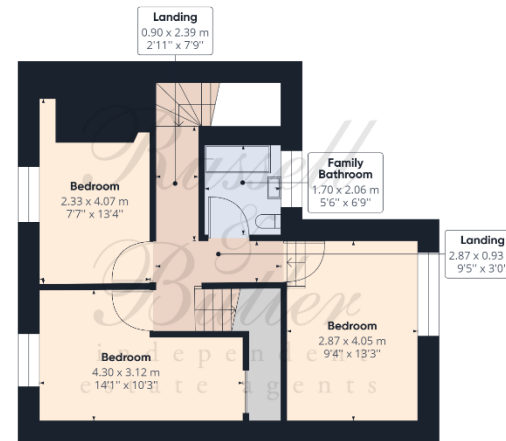
**14' 2" x 8' 6" (4.32m max x 2.60m) + eaves recess**

Double radiator. Velux window to rear aspect. Exposed beams.

### **Outside**

Attractive courtyard rear garden on a split level with block paving, paving and shingle. Flower and shrub beds. Fully enclosed by brick wall and timber fencing. Gate to rear and parking space.





**Approximate total area<sup>(1)</sup>**

1175.03 ft<sup>2</sup>  
109.16 m<sup>2</sup>

**Reduced headroom**

59.76 ft<sup>2</sup>  
5.55 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (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.

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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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