

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Wulfstan Close, Buckingham, MK18 1YB

Asking Price £339,995.00 Freehold

A three year old three bedroom semi detached house, situated in a small cul de sac and offering gas to radiator central heating, UPVC double glazing, fitted kitchen with integrated appliances, En-suite shower room, allocated parking for two cars and a south west facing rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting/dining room, kitchen/breakfast room, bedroom one with en-suite shower room, two further bedrooms, family bathroom, parking and rear garden. Energy rating B.



Entrance

Composite double glazed entrance door to:-

Entrance Hall

Radiator, stairs to first floor, built in storage cupboard.**Cloakroom**
White suite of wash hand basin, low flush WC, ceramic tiles to splash areas, radiator, extractor fan.

Sitting/Dining Room

14' 5" X 15' 0" (4.40m X 4.58m)

Two radiators, Upvc double glazed French patio doors to rear garden. Good sized under stairs storage cupboard.

Kitchen/Breakfast Room

12' 2" X 8' 0" (3.71m X 2.45m)

Fitted to comprise inset single drainer stainless steel sink unit with Monobloc mixer tap and cupboard under. Full range of base and eye level units, straight edged work surfaces, four ring gas hob with electric oven under, extractor canopy over. Integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, cupboard housing "Ideal Logic" gas fired boiler servicing central heating and domestic hot water. Radiator, Upvc double glazed window to front aspect

First Floor Landing

Radiator, over stairs storage cupboard, access to loft space.

Bedroom One

11' 9" X 8' 5" (3.60m X 2.58m)

Plus wardrobe recess.
Upvc double glazed window to rear aspect.

En-Suite

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush WC, ceramic tiling to splash areas, shaver point, extractor fan, radiator.

Bedroom Two

10' 2" X 8' 5" (3.11m X 2.58m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Three

8' 9" X 6' 3" (2.67m X 1.91m)

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

6' 3" X 7' 10" (1.91m X 2.40m)

Max 1.64 min
White suite of panelled bath, pedestal wash hand basin, low flush WC, ceramic tiling to splash areas, double radiator, extractor fan, Upvc double glazed window to front aspect.

Front Garden

Double width parking space to front.
Gated side access to :-

Rear Garden

Laid to lawn with paved patio, fully enclosed, west facing.

All mains services connected.

EPC Rating: B

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. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

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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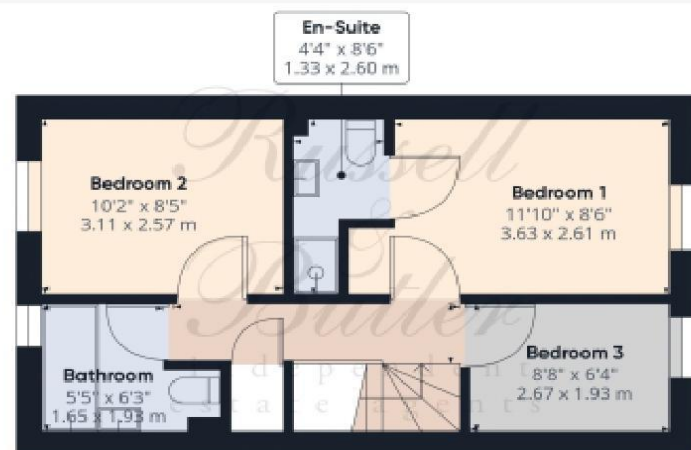
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Floor 0



Floor 1

Approximate total area¹
766.49 ft²
71.21 m²

¹Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAPHIC 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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