

Russell & Butler

independent estate agents

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The Rise, Gawcott, MK18 4HW

Asking Price £275,000.00 Freehold

****No upper chain**** A good sized three bedroom semi detached property with a large rear garden well situated in a village location. The accommodation fully comprises: Entrance hall with storage, cloakroom, sitting room with doors leading out to the rear garden, inner hall, spacious kitchen, conservatory, landing with built in storage, three good sized bedrooms and family bathroom. To the outside there is a front garden with gated access leading to a large rear garden. No upper chain. EPC rating D.



Entrance

Door to:

Entrance Hall

Built in storage.

Cloakroom

Low level wc, wash hand basin with cupboard under, tiling to splash areas, Upvc double glazed window to front aspect.

Sitting Room 19' 11" X 10' 3" (6.08m X 3.14m)

6.08m max x 3.14m max

Upvc double glazed window to front aspect, two electric heaters, fireplace with electric fire, Upvc double glazed French doors to rear aspect.

Inner Hall

Stairs rising to first floor.

Kitchen 12' 7" X 9' 4" (3.85m X 2.85m)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, space for white goods, built in oven, built in hob with extractor over, window to side aspect, sliding door to:

Conservatory 11' 7" X 8' 6" (3.55m X 2.60m)

Power connected.

First Floor Landing

Built in storage, hot water tank, linen shelving as fitted, electric heater.

Bedroom One 15' 10" X 9' 4" (4.85m X 2.86m)

4.85m max x 2.86m max

Upvc double glazed window to rear aspect, electric heater, built in storage space.

Bedroom Two 12' 6" X 10' 2" (3.83m X 3.12m)

3.83 max into recess x 3.12m max

Upvc double glazed window to rear aspect, electric heater.

Bedroom Three 11' 7" X 6' 10" (3.55m X 2.10m)

3.55m max x 2.10m max

Upvc double glazed window to front aspect, built in storage

Family Bathroom

Coloured suite of low level wc, wash hand basin, bath with shower over, tiling to splash areas, heated towel rail, Upvc double glazed window to front aspect.

Front Aspect

Laid to lawn with path leading to property entrance, gated access to rear garden.

Rear Garden

A large rear garden with paved patio area, gated side access.

Please Note

All mains services connected with the exception of gas.

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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Floor 0



Floor 1

Approximate total area^{sq}
 972.83 ft²
 90.38 m²

Excluding 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.

GIRAFFE 340

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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