

Russell & Butler

independent estate agents

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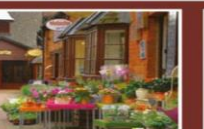
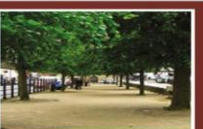


Moreton Road, Buckingham, MK18 1LA

Asking Price £309,995.00 Freehold

Offered for sale with No Onward Chain this lovely two bedroom character cottage located within close walking distance to Buckingham Town Center and all its amenities. The property benefits further from period features such as exposed stone walling and wooden flooring, a useful basement room which provides excellent storage and could be used as a home office or study space and a large rear garden. Accommodation comprises: Lounge/Diner with exposed brickwork and wood burning stove, basement, kitchen/breakfast with vaulted ceiling and built in dishwasher, oven and hob, utility area and ground floor bathroom.

On the first floor two bedrooms and larger than average garden to the rear. EPC rating D.



Entrance

Solid wood entrance door to:

Lounge/Diner

11' 3" X 19' 8" (3.44m X 6.01m)

With two leaded light effect windows to front aspect, exposed stone wall, wooden flooring, feature fireplace with wood burning stove, stairs rising to first floor, door to basement/storage, opening through to kitchen/breakfast room, two radiators.

Basement /Storage

16' 0" X 9' 8" (4.88m X 2.96m)

Accessed via the lounge/diner a really useful basement which provides excellent storage with two built in wardrobes, radiator, window to front aspect, also may be used as a home working space/den.

Kitchen/Breakfast

7' 4" X 18' 8" (2.26m X 5.70m)

Inset stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with glass work tops over, glass splashbacks, open shelving, built in induction hob with extractor hood over, built in electric oven, integrated dishwasher, space for tall fridge/freezer, space and plumbing for washing machine, exposed stone wall, inset down lighters, Velux window, exposed stone wall, wooden flooring, part glazed door and window to side aspect. Open to:

Utility

Useful utility space with space for tumble dryer with work tops over, cloaks hanging space, cupboard housing gas fired combi boiler.

Bathroom

White suite of panel bath with separate shower over, glazed screen, corner wash hand basin with storage, low level W/C, full height ceramic tiling to walls, Velux window, inset down lighters, ladder radiator towel rail, ceramic tiled flooring.

Bedroom One

11' 2" X 9' 11" (3.41m X 3.03m)

A dual aspect bedroom with two leaded light effect windows to front and rear aspects, wooden flooring, radiator.

Bedroom Two

8' 7" X 9' 10" (2.63m X 3.01m)

Leaded light effect window to front aspect, built in double width wardrobes, radiator, wooden flooring.

Rear Garden

The large rear garden is accessed via steps from a shared courtyard laid mainly to lawn with established flower and shrub beds and borders, paved patio/entertaining area and a further decked area.

Please Note

All main services are connected.

Council tax band B

EPC rating D

Shared access to rear garden.

Mortgage Advice

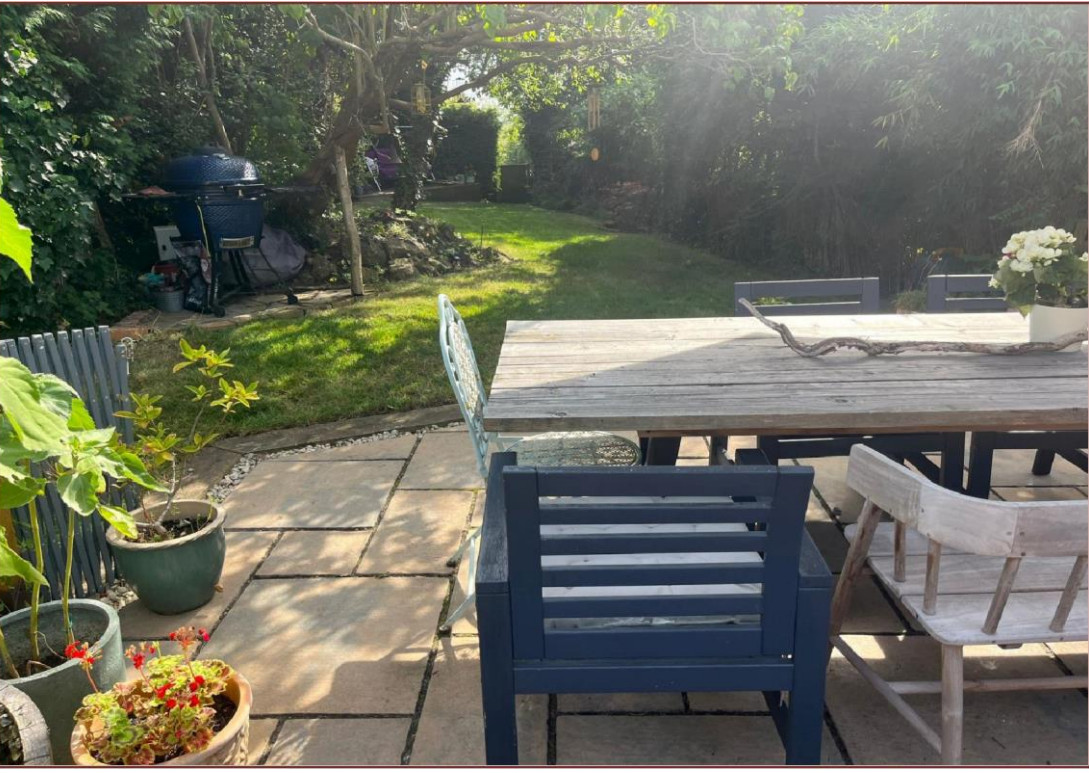
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they 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. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.









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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