

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Bourton Road, Buckingham.

Asking Price £275,000.00 Freehold

A three bedroom end of terrace house in need of modernisation. The property is situated within walking distance of Buckingham's town centre and has the benefit of off road parking and a garage. There is scope to convert the loft (subject to building regulations) and there is a very useful outbuilding to the rear which would make an ideal home office or workshop. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, ground floor shower room, three bedrooms, garage, outbuilding with lean to conservatory attached, and gardens to front and rear. Energy rating F.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Stairs to first floor, door to Sitting room.

Sitting Room

4.12m Max x 3.51m

Fireplace, night storage heater, Upvc double glazed window to front aspect, flooring in need of refurbishment.

Kitchen/Dining Room

3.88m x 3.50m

In need of refurbishment.

Night storage heater, pantry cupboard, floor in need of replacing, Upvc double glazed window to rear aspect.

Ground Floor Shower Room

In need of refurbishment.

First Floor Landing

Doors to bedrooms.

Bedroom One

4.19m x 2.59m

Night storage heater, cast iron fireplace, Upvc double glazed windows to front and side aspects, built in over stairs storage cupboard.

Bedroom Two

3.51m x 2.78m

Upvc double glazed window to rear aspect.

Bedroom Three

3.41m Max x 2.70m

Airing cupboard housing hot water tank and immersion heater, linen storage as fitted, access to loft space with ladder, potential to convert subject to planning and building regulations.

Rear Garden

Door to lean to covered side passage. Door to rear garden.

Courtyard rear garden extending to side of garage, laid to lawn, mature flower and beds, fully enclosed.

Garage

Concrete hard standing at the side, to the rear with Banbury style garage. Gate to garden.

Garage - Up and over door, power and light connected, door to side.

Outbuilding

Power and light connected, loft storage space, Upvc double glazed windows to front and rear aspects. Could make a decent workshop or outside office.

Lean to conservatory off outbuilding - 3.59m x 1.71m

Upvc double glazed with power and light connected.

Please Note

All mains services connected.

EPC Rating: F

Council Tax Band: C

Mortgage Advice

If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.

N.B.

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





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GARDEN CENTRES



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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