

*Russell & Butler*

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# Deerfield Close, Buckingham, MK18 7ET

Asking Price £288,000.00 Freehold

A well presented two bedroom property in a great location and overlooking an open green. The property is well situated on the popular Badgers development, in catchment for the Royal Latin Grammar School, Bourton Meadow Academy and within walking distance to Buckingham town and the local amenities. The property would make an ideal downsize, buy to let investment or first time purchase. The property further benefits from two allocated parking spaces located to the side of the property, refitted kitchen, refitted bathroom and refitted boiler, gas to radiator central heating and Upvc double glazing throughout. The accommodation fully comprises: Entrance porch, sitting room, kitchen, conservatory, first floor landing, two good size bedrooms and a refitted bathroom. There is a good sized enclosed garden to the rear with gated access leading to the two allocated parking spaces. EPC Rating D.



### **Entrance**

Door to:

### **Entrance Hall**

Radiator, door to:

### **Sitting Room**

4.04m Max to rear of staircase x 3.27m Max

Upvc double glazed window to front aspect, under stairs storage space, open through to:

### **Kitchen**

2.63m x 1.91m

A range of base and eyelevel units, sink unit with instant hot water and mixer tap, cupboard under, work tops over, space for fridge freezer, space for oven, extractor hood over, space for dishwasher, Upvc double glazed window to rear aspect.

### **Additional Kitchen Space**

3.03m x 2.11m

A range of built in base and eyelevel units with work tops over, space for washing machine, radiator, door to:

### **Conservatory**

3.67m x 2.26m

Upvc double glazed, power connected.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

3.07m x 2.89m

Upvc double glazed window to front aspect, radiator, cupboard housing 'Viessmann' boiler with linen shelving as fitted and a further storage cupboard.

### **Bedroom Two**

3.13m Max x 2.15m Max

Upvc double glazed window to rear aspect, radiator.

### **Family Bathroom**

Refitted to comprise white suite of bath with shower over, wash hand basin with mixer tap, cupboard under, low level wc, full and half height tiling, Upvc double glazed window to rear aspect, downlighters, heated towel rail.

### **Front Aspect**

Gravel with steps leading to property entrance.

### **Rear Garden**

Laid mainly to lawn with decked and gravel areas, gated side access to side and gate to additional storage space with storage shed.

### **Please Note**

Council Tax Band: B

EPC Rating: D

Broadband - For Availability - Please visit ofcom

Mobile Phone Coverage and Availability - Please visit ofcom

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.

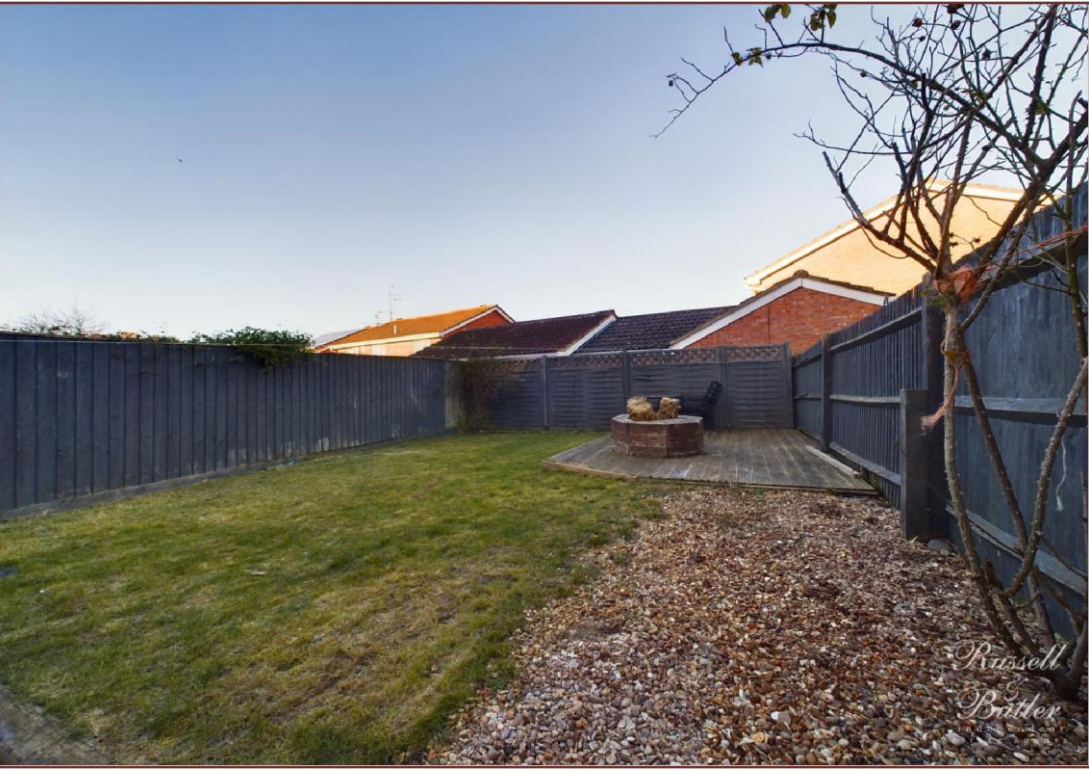
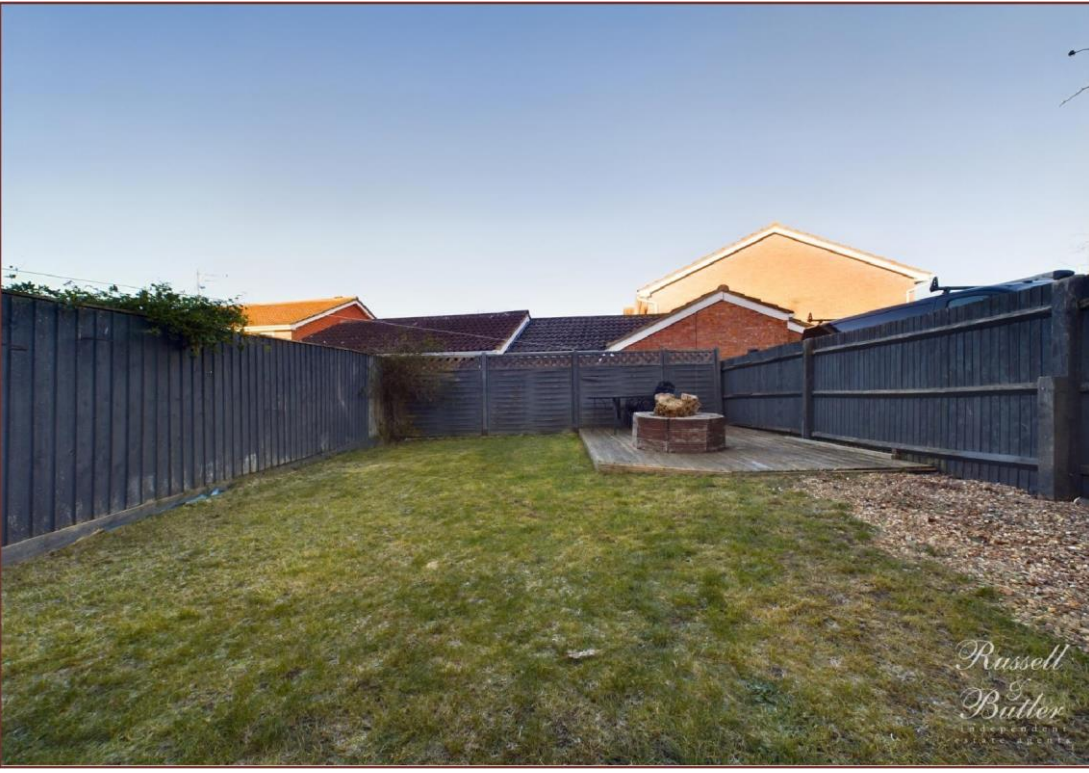
### **Mortgage Advice**

If you require a mortgage we would 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 Clare on 01280 815999 or 07772 159555.





26





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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