

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Nelson Street, Buckingham, MK18 1BT

Asking Price £339,995.00 Freehold

A fabulous three bedroom Grade II listed cottage ideally situated within easy walking distance of both Buckingham's university and town centre. The property has many character features including exposed beams and has the advantages of gas to radiator central heating, good size kitchen/breakfast room, a ground floor wet room as well as a first floor bathroom, a roof top decking area, an attractive terraced garden backing onto the church of St Peter's & St Paul. The accommodation comprises: Entrance lobby, sitting room, dining room, kitchen/breakfast room, utility room, wet room, three bedrooms, family bathroom and rear garden. Energy rating exempt. NO ONWARD CHAIN.



Entrance

Half glazed wooden entrance door to:

Entrance Lobby

Part glazed door to Sitting and Dining room.

Sitting Room

4.03m Max x 2.99 Plus Entrance

Cast iron fireplace, exposed wood floor, two radiators, window to front aspect, exposed beams, stairs rising to first floor, door to kitchen, open through to:

Dining Room

4.02m x 2.23m + Door entrance

Double radiator, brick built fireplace, exposed wood floor, built in dresser and storage cupboard with shelves over to either side of fireplace.

Kitchen/Breakfast Room

4.58m x 3.41m narrowing to 3.25m

Fitted to comprise inset double bowl Belfast sink unit with mono bloc mixer tap and cupboard under, further range of base and eyelevel units, solid oak work surfaces, ceramic tiling to splash areas, "Range Master" electric range cooker, integrated fridge, integrated dishwasher, travertine tiled floor, window to side aspect, radiator, exposed beams, downlighting.

Utility Room

2.03m x 1.73m

Plumbing for automatic washing machine, solid oak work surfaces, eyelevel units, radiator, exposed beams, door to rear garden, door to wet room.

Wet Room

1.69m x 1.68m

Fully tiled with shower, travertine wash hand basin, low flush wc, exposed beams, window to rear aspect, ladder towel radiator, extractor fan.

First Floor Landing

L-Shaped landing with window to rear aspect, door to roof top decking, exposed beams, airing cupboard housing gas fired combi boiler supplying both gas to radiator central heating and domestic hot water with linen shelving as fitted, door to Jack and Jill bathroom.

Bedroom One

3.92m x 3.27m

Radiator, secondary double glazed window to front aspect, built in wardrobe, door to Jack and Jill Bathroom.

Bedroom Two

3.55m x 2.40m

Radiator, duel aspect window to rear.

Bedroom Three

2.52m x 2.93m

Radiator, built in cupboard, window to front aspect, access to loft space.

Jack and Jill Bathroom

2.63m Max x 2.42m

White suite of cast iron floor standing bath with shower over, pedestal wash band basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Vaulted ceiling, exposed beams, extractor fan.

Outside

Roof Top Decking

Roof top decking overlooking rear garden with Baotou Strade, accessed from first floor landing, outside light.

Rear Garden

Terraced rear garden with steps leading to a patio area with stone retaining wall, further steps lead to raised lawn with flower and shrub beds, steps to timber decking which is west facing and ideal for the last of the evening sun, views to the rear overlook the church of St Peters and St Paul.

Timber Work Shop/Studio

3.94m x 2.96m

Please Note

All mains services connected.

Council Tax Band: D

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.

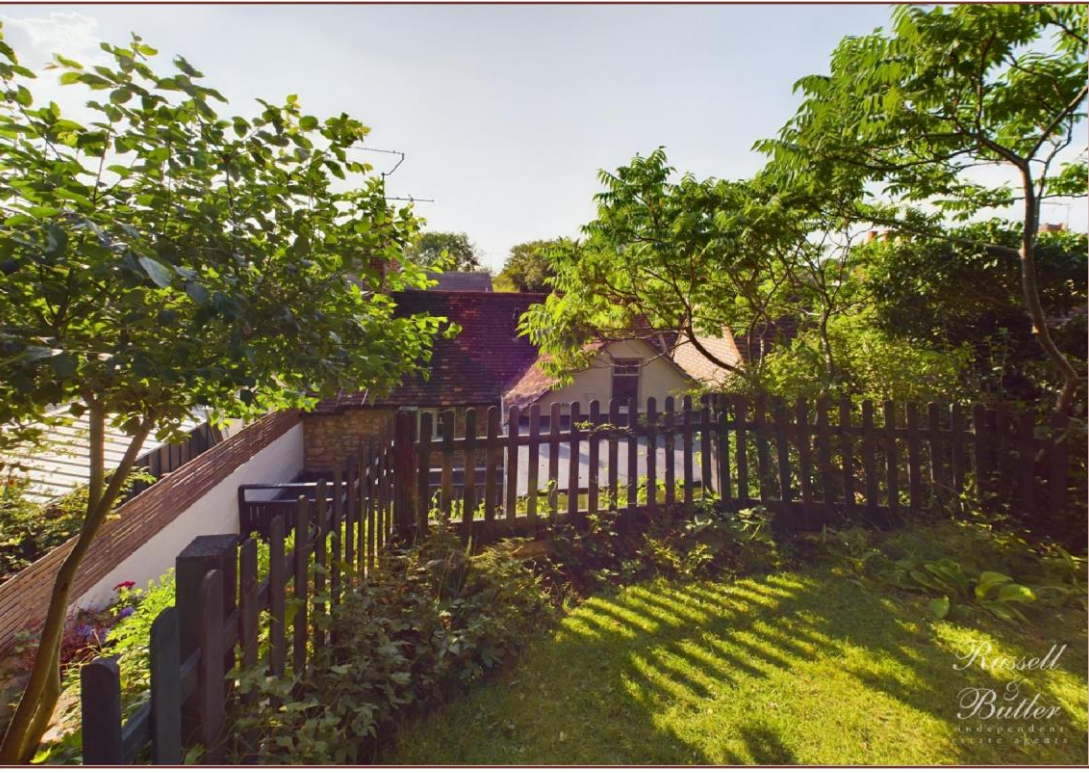
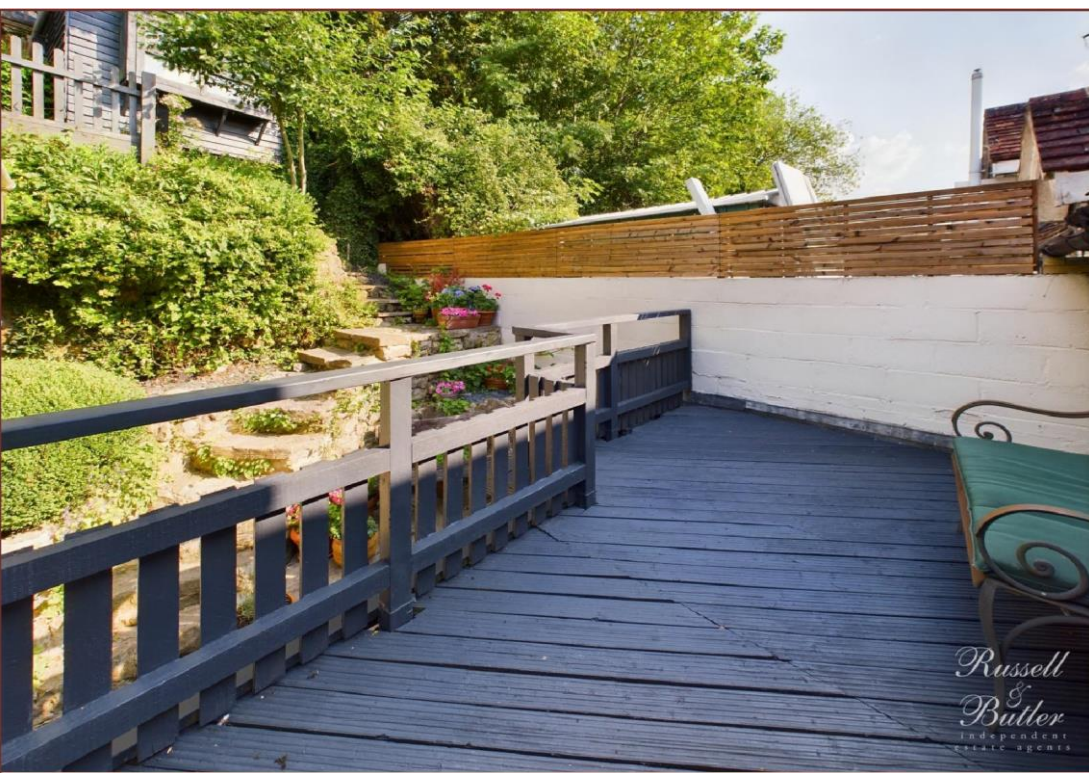
N.B.

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.





Russell
& Butler
Independent
estate agents





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

963.93 ft²

89.55 m²

Reduced headroom

12.97 ft²

1.20 m²

(1) Excluding balconies and terraces

Reduced headroom
below 1.5m (4.92ft)

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

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

