

Russell & Butler

i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Hamilton Close, Buckingham, MK18 1ZU

Asking Price £350,000.00 Freehold

An immaculately presented three double bedroom semi detached family home within close walking distance to Buckingham Town and all the amenities. The property is approximately 3 years old with 7 years remaining on the NHBC guarantee. This lovely home benefits further from gas to radiator central heating, UPVC double glazing through out and a west facing rear garden and is also within catchment for the Royal Latin Grammar School. The accommodation comprises: Entrance hall, ground floor cloakroom, Kitchen with Hi Gloss units and integrated appliance's, large 'L' lounge/diner with French patio doors leading out onto the rear garden, the first floor landing leads to the main bedroom has the advantage of built in wardrobes and there are two further double bedrooms and family bathroom. Two allocated parking spaces to the front of the property and fully enclosed west facing garden to the rear. EPC rating B



Entrance

Composite front door to:

Entrance Hall

Providing access to accommodation, tiled flooring, radiator, stairs rising to first floor, cloaks hanging space.

Cloakroom

White suite of low level W/C, pedestal wash hand basin, complimentary tiling to splash areas, radiator, Upvc double glazed window to front aspect.

Kitchen

13' 1" X 6' 11" (4.01m X 2.11m)

Fitted to a high standard to comprise inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of Hi Gloss units with work tops over and co-ordinating upstands, under counter lighting, integrated dish washer, integrated washing machine, built in fridge/freezer, built in electric hob with oven under, filter hood over. Radiator. Upvc double glazed window to front aspect. Cupboard housing Ideal gas fired combi boiler.

Lounge/Diner

18' 8" X 14' 7" (5.69m X 4.47m)

Maximum width and length measurements.

With UPVC double glazed French patio doors to rear garden, Upvc double glazed window to rear garden, Spacious under stair storage cupboard, radiator.

First Floor Landing

Access to loft space, large over stair storage cupboard.

Bedroom One

14' 7" X 10' 4" (4.47m X 3.17m)

Benefitting from built in wardrobes with hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect.

Bedroom Two

14' 11" X 7' 1" (4.57m X 2.18m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

11' 3" X 7' 3" (3.45m X 2.21m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

A white suite of panel bath with separate shower over, glazed screen, full and half height tiling to walls, pedestal wash hand basin, low level W/C, chrome ladder towel rail, Upvc double glazed window to side aspect, light and shaver point.

Rear Garden

The rear garden is west facing with paved patio, laid to lawn, outside tap, outside lighting, gated side access, fully enclosed by panel fencing.

Parking

Two allocated parking spaces to the front of the property.

Please Note

All main services are connected.

Council tax band DF

EPC Rating B

Standard/superfast and ultrafast broadband available.

Mobile coverage available, EE/Three/O2/Vodafone.

Service Charge £24.97 per month

Flood Risk Low

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.





Russell
& Butler
Independent
Sales Agents





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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