

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Paradine Street, Buckingham, MK18 2GX

Asking Price £312,995.00 Freehold

Built in 2021 this two bedroom semi detached house is situated on the outskirts of this popular village and benefits from gas to radiator central heating, UPVC double glazing, fitted kitchen with integrated appliances, an en-suite shower room, double length drive to side and a rear garden. The accommodation comprises: Entrance hall, cloakroom, kitchen/dining room, sitting room, bedroom one with en-suite shower room, bedroom two and family bathroom. NO ONWARD CHAIN. Energy rating B.



Entrance

Composite entrance door to:

Entrance Hall

Radiator, under stairs storage cupboard.

Cloakroom

4.60m x 3.58m

White suite of pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, extractor fan.

Kitchen/Dining Room

4.50m Into Bay x 2.45m

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, four ring gas hob, electric oven under, concealed extractor hood over, integrated fridge/freezer, double radiator, Upvc double glazed bay window to front aspect.

First Floor Landing

Access to loft space, cupboard housing 'Baxi' gas fired combi boiler supplying both domestic hot water and gas to radiator central heating.

Bedroom One

4.35m Max x 314m

Radiator, built in wardrobes, Upvc double glazed window to front aspect.

En-Suite

White suite of double width rainfall shower, pedestal wash hand basin, low flush wc, ceramic half height tiling to three walls, extractor fan, inset LED downlighting, shaver point, Upvc double glazed window to front aspect.

Bedroom Two

3.60m x 2.48m

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

2.10m x 1.70m

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic half height tiling to two walls, ladder towel radiator, shaver point, extractor fan, LED downlighting.

Front Garden

Open plan, path to property entrance, double length drive to side, gated access to:

Rear Garden

Laid to lawn with paved patio, fully enclosed by timber fencing.

Please Note

All mains services connected.

EPC Rating: B

Council Tax Band: C

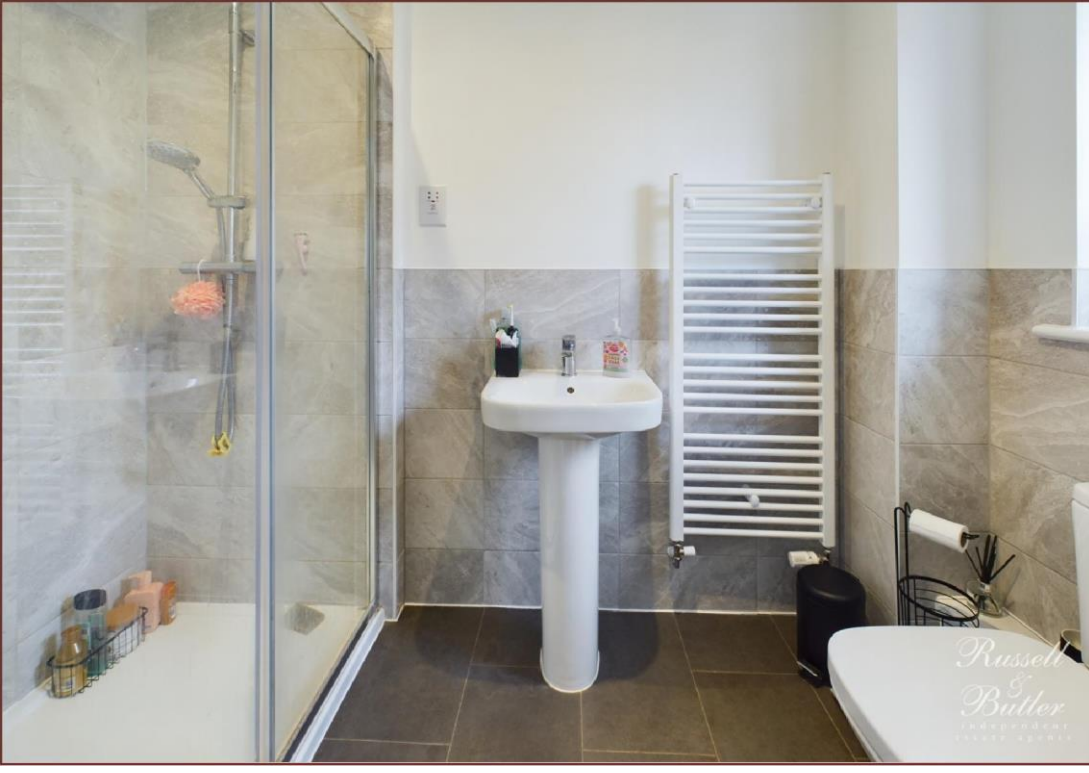
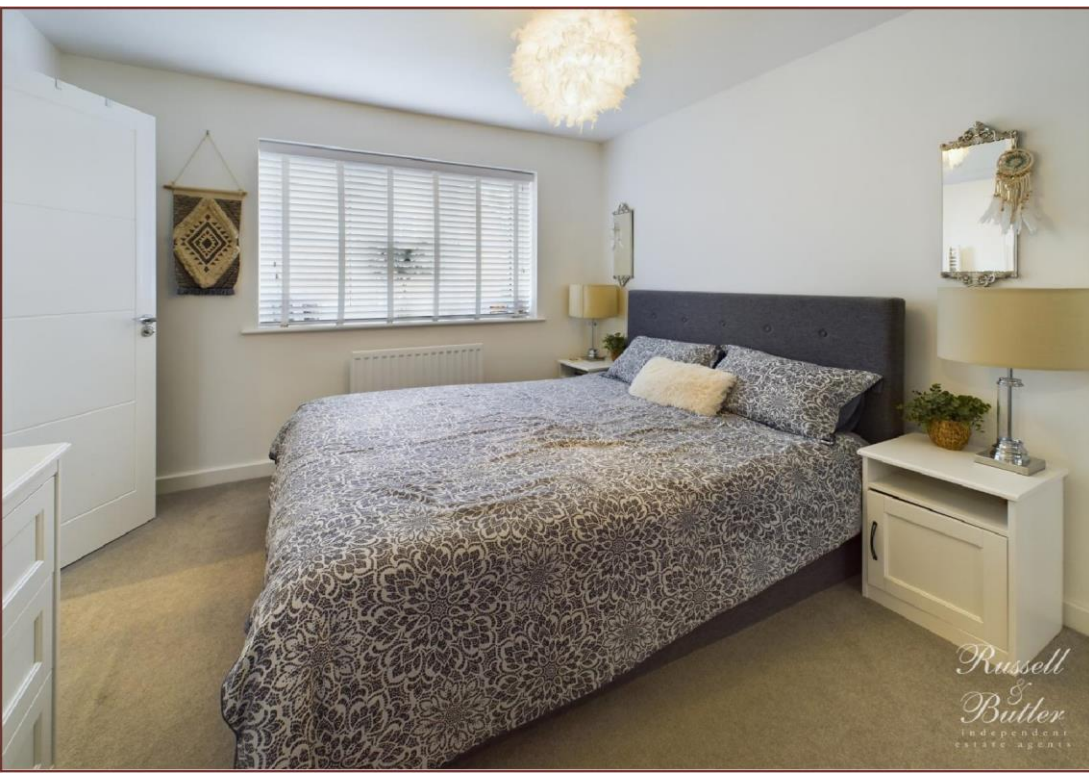
Maintenance charge approx. £326 per annum.

Ground Rent £1.00 per month

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

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.





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Floor 0



Floor 1

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Approximate total area⁽¹⁾
795.43 ft²
68.32 m²

(1) Excluding balconies and terraces

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

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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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