

*Russell & Butler*

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# Constance Street, Buckingham, MK18 7RG

## Asking Price £390,000.00 Freehold

A spacious three bedroom detached family home situated on Lace Hill, walking distance of the Royal Latin Grammar school and local amenities. The property benefits from dual aspect accommodation to the ground floor, parking for three cars and a downstairs WC. The accommodation fully comprises: Entrance hall with built in storage and under stairs storage space, cloakroom, sitting room with doors leading out to the rear garden, kitchen/diner, first floor landing with built in storage, bedroom one with built in wardrobes, good sized second and third bedrooms and white bathroom suite with bath and shower over. To the outside rear garden with gated access to parking. EPC Rating TBC. Annual maintenance development charge approx £163.80 per annum. \*Please note this property can be purchased at £390,000 or as a shared ownership on a 40% share\*.



### **Entrance**

Entrance door to:

### **Entrance Hall**

Under stairs storage space, built in storage cupboard with "Ideal" boiler supplying both domestic hot water and gas to radiator central heating, radiator.

### **Cloakroom**

Low level wc, pedestal wash hand basin with mixer taps, tiling to splash areas, Upvc double glazed window to rear aspect.

### **Sitting Room**

5.18m x 2.61m Max

Upvc double glazed French door to rear aspect, Upvc double glazed window to front aspect, radiator.

### **Kitchen**

5.18m x 3.08m

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work top over, built in oven, built in hob, extractor over, space for washing machine, Upvc double glazed windows to rear and front aspect, door to rear, radiator.

### **First Floor Landing**

Upvc double glazed window to rear aspect, radiator, access to loft space, built in storage cupboard with radiator and shelving.

### **Bedroom One**

5.17m Max x 2.17m

Upvc double glazed windows to front and rear aspect, built in wardrobe, radiator.

### **Bedroom Two**

3.21m x 3.14m

Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

3.20m Max x 2.62m max

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

White suite of bath with shower over, pedestal wash hand basin with mixer taps, low level wc, tiling to splash areas, Upvc double glazed window to rear aspect, heated towel rail, downlighters.

### **Outside**

Parking for 3 cars to the side of property (labelled no.38)

### **Front Aspect**

Laid to lawn with path leading to property entrance.

### **Rear Garden**

Laid to lawn with patio area, gated side access.

### **Please Note**

All mains services connected

EPC Rating: TBC

Council Tax Band: E

Annual maintenance development charge approx £163.80 per annum

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 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.







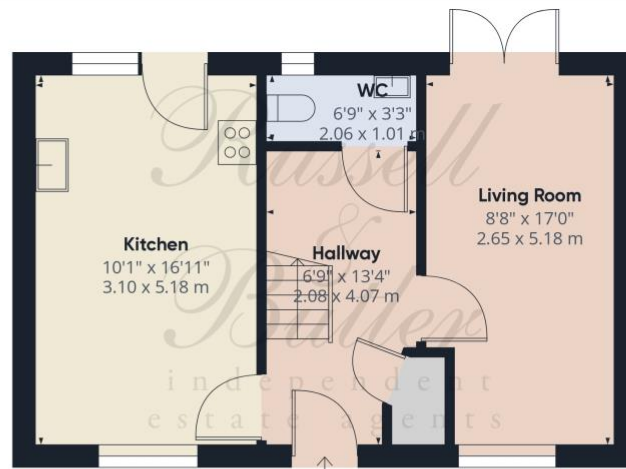


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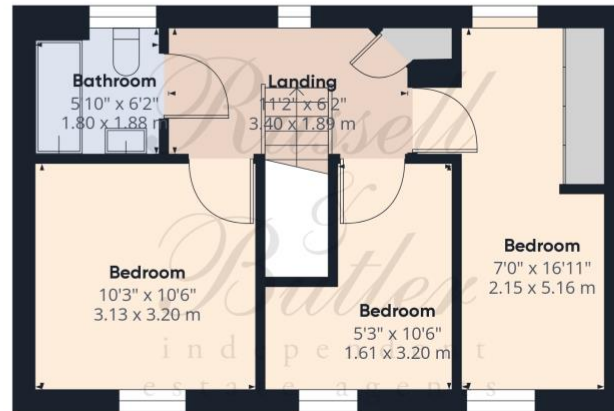








Floor 0



Floor 1

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**Approximate total area<sup>(1)</sup>**  
858.45 ft<sup>2</sup>  
79.75 m<sup>2</sup>

(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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