

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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A very well presented three-bedroom terrace property within close walking distance to Buckingham town centre and all the local amenities, benefitting further from being within catchment and easy walking distance to both Buckingham Secondary and the Royal Latin Grammar Schools. This lovely home has been extended to provide a spacious kitchen/diner with vaulted ceiling and French doors leading out onto the rear garden which is approx. 200ft in length. The accommodation in brief: Entrance porch, snug/family room, sitting room with wood burning stove also with French doors out onto the garden, ground floor cloakroom, kitchen/diner, first floor landing, two good sized double bedrooms both with built in storage, third single bedroom and family bathroom.

There is off road parking to the front and enclosed and well-established gardens to the rear. EPC rating C.



Entrance

Upvc double glazed entrance door to entrance porch.

Entrance Porch

8' 1" X 3' 3" (2.47m X 1.01m)

Useful cloaks hanging space, part glazed door to snug/family room.

Sitting Room

17'1 x 10'8 (5.21m x 3.24m)

Upvc double glazed French doors to patio and rear garden, two radiators, fireplace with multifuel log burner, Upvc double glazed window to front aspect.

Snug/Family Room

18' 0" X 9' 1" (5.49m X 2.79m)

Upvc double glazed window to front aspect, radiator, feature cast iron fireplace, wooden flooring, stairs rising to first floor.

Kitchen/Diner

16' 9" X 11' 9" (5.12m X 3.60m)

Fitted to comprise inset single drainer sink unit, range of wall and base units with work tops over, ceramic tiling to splash areas, ceramic tiled floor, inset gas hob with filter hood over, integrated electric oven under, space for washing machine, space for both under counter fridge and freezer, Upvc double glazed window to side aspect, Upvc double glazed French doors leading to patio and rear garden, vaulted ceiling with two Velux windows, inset downlighters, upright radiator.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, Upvc double glazed window to rear aspect, ceramic tiled floor.

First Floor Landing

Upvc double glazed window to rear aspect, access to loft space.

Bedroom One

10' 5" X 15' 1" (3.20m X 4.62m)

Upvc double glazed window to front aspect, range of built in wardrobes, over stairs storage cupboard, radiator.

Bedroom Two

12' 9" X 8' 3" (3.89m X 2.54m)

Upvc double glazed window to front aspect, radiator, over stairs storage cupboard.

Bedroom Three

9' 11" X 7' 5" (3.04m X 2.27m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

7' 10" X 6' 7" (2.40m X 2.03m)

White suite of panel bath with separate shower over, pedestal wash hand basin, low level wc, Upvc double glazed window to rear aspect, ceramic tiling to splash areas, airing cupboard. housing hot water tank and gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Front Garden

Driveway providing off road parking, part enclosed by hedging, covered access leading to rear garden.

Rear Garden

A particular attractive feature of this property are the south facing rear gardens in excess of 200ft, laid to lawn, several patio areas, fruit trees including apple, pear and damson, vegetable allotment boxes, well stocked flower bed and borders, timber shed with light and power, summerhouse.

Please Note

All mains' services connected.

EPC Rating: C

Council Tax Band: C

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

Standard/Superfast/Ultrafast Broadband available
02, Three, Vodaphone and EE mobile phone coverage

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

Approximate total area¹⁾
1064.71 ft²
98.92 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.

GRAFFE 360

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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