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# Redshaw Close, Buckingham, MK18 7BS

## Asking Price £349,995.00 Freehold

A good sized three bedroom semi detached family home well situated on Linden village in Buckingham, walking distance of the town and local schools. The property benefits from a kitchen/diner, garage and driveway, gas to radiator central heating and Upvc double glazing. The accommodation fully comprises: Entrance to kitchen/diner with plenty of built in storage, sitting room with bay window, first floor landing, bedroom one and two both with built in storage, bedroom three and shower room. To the outside: Front & rear gardens, gated side access, garage and parking for two cars on the driveway. EPC rating TBC.



## **Entrance**

Door to:

## **Kitchen/Diner**

4.85m Max x 4.17 Max into stairs.

Fitted to comprise a range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, integrated oven and hob, space for fridge, built in storage cupboard also housing hot water tank, Upvc double glazed French door to rear, Upvc double glazed window to rear aspect, cupboard housing 'Valliant' gas fired boiler, radiator, a further built-in storage cupboard, stairs rising to first floor.

## **Sitting Room**

4.88m x 3.49m + Bay Window

Upvc double glazed window to front aspect, radiator.

## **First Floor Landing**

Access to loft space.

## **Bedroom One**

3.54m x 2.74m + Door recess

A range of built in storage, radiator, Upvc double glazed window to front aspect.

## **Bedroom Two**

3.03m Max x 2.72 + Door recess

Upvc double glazed window to rear aspect, radiator, built in storage.

## **Bedroom Three**

2.70m x 2.07m

Upvc double glazed window to front aspect, radiator.

## **Shower Room**

Fitted to comprise walk in shower, low level wc, wash hand basin with mixer tap, built in storage, tiling to splash areas, heated towel rail, Upvc double glazed window to rear aspect.

## **Outside**

### **Front Aspect**

Laid to lawn with driveway for two cars.

### **Rear Garden**

Laid mainly to lawn with paved patio area, storage shed, a range of flower and shrub beds, decked area, outside light, outside tap, gated side access.

### **Garage**

5.03m Max x 2.45m Max

Power and light connected, up and over door, door to garden, eaves storage space.

### **Please Note**

All mains services connected.

Council Tax Band C.

EPC Rating TBC.

Flood Risk: Low Risk.

Broadband Availability: Standard, Superfast and Ultrafast Available.

Mobile Phone Availability: EE, O2, Vodafone and Three Available.

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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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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