

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Gilbert Scott Road, Buckingham, MK18 1PS

Asking Price £309,995.00

For sale with no upper, a spacious two bedroom bungalow situated just outside of Buckingham town centre and benefiting from gas to radiator central heating, Upvc double glazing, conservatory addition and garage in a nearby block. The accommodation fully comprises: Entrance hall, sitting room with sliding leading to the conservatory, kitchen, two bedrooms both with built in storage and shower room. To the outside: Front garden, gated side access leading to the rear garden and a garage in a nearby block. EPC rating C.



Entrance

Door to:

Entrance Hall

Radiator, access to loft space.

Sitting Room

4.33m Max x 3.86m Max

Two radiators, access to conservatory.

Kitchen

2.56m x 2.22m

A range of base and eyelevel units, sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for washing machine, space for fridge freezer, space for oven, "Worcester" boiler supplying both gas to radiator central heating and hot water, Upvc double glazed window to front aspect, door to front.

Conservatory

3.27m x 2.14m

Radiator, power connected.

Bedroom One

3.25m Max x 2.50m Max

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

Bedroom Two

3.18m Max x 2.02m Max

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

Shower Room

Walk in shower, white suite of sink with mixer tap, cupboard under, low level wc, tiling to splash areas, heated towel radiator, Upvc double glazed window to front aspect, built in storage cupboard.

Front Garden

Laid mainly to lawn with a range of flower and shrub beds, block paved area, outside tap and light, built in outside storage.

Rear Garden

Low maintenance rear garden with paved and gravel areas, a range of flower and shrub beds, gated side access.

Garage

Single garage situated in a nearby block.

Please Note

All mains services connected.

Council Tax Band: B

EPC rating C

Flood Risk: Very 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. 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 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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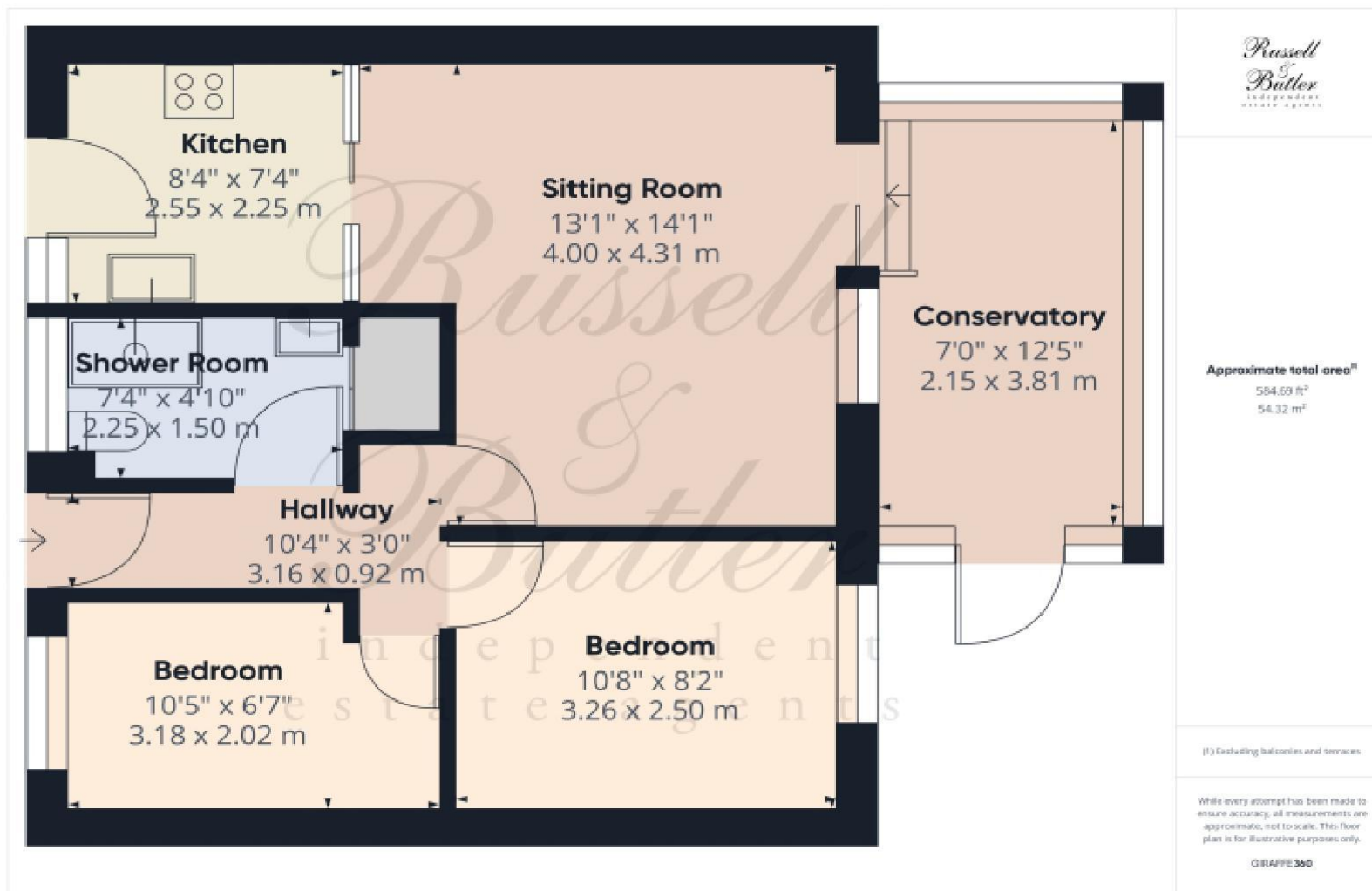
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate 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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