

Russell & Butler

independent estate agents

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Gawcott Road, Buckingham, MK18 1DS

Asking Price £191,000 Freehold

A one double bedroom character cottage situated in the old part of Buckingham town which is within easy walking distance to both Buckingham town centre and the university. The property benefits from gas to radiator central heating, UPVC double glazing and no onward chain. This lovely cottage would make an ideal investment or a first time purchase. Accommodation over two floors comprises: Sitting room with multi fuel wood burning stove, exposed ceiling timbers, kitchen/breakfast room with built in electric oven with gas hob, first floor bedroom with dressing area and white bathroom suite. Gravelled front garden. Epc Rating C. Please note within the last 4 months the gas boiler, four ring gas hob, shower, front door and wood burning stove have been replaced or installed. No Onward Chain



Entrance

Replacement composite front door leading into:

Sitting Room

12' 6" X 11' 11" (3.83m X 3.64m)

Upvc double glazed window to front aspect, feature fireplace with multi fuel wood burner stove, 3 wall light points, radiator, under stairs storage cupboard, exposed beams, stairs rising to first floor, opening to:

Kitchen

13' 9" X 8' 1" (4.21m X 2.48m)

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap and cupboard under, further range of wall and base units, work tops over, built in electric oven with recently replaced four ring gas hob, extractor hood over, two Upvc double glazed windows to rear outlook, ceramic tiled floor, ceramic tiling to splash areas, space and plumbing for automatic washing machine, space for fridge/freezer, wall mounted boiler (approx 2 months old) supplying both domestic hot water and radiator central heating.

Bedroom

10' 5" X 7' 8" (3.19m X 2.35m)

Inset downlighters, radiator, Upvc double glazed window to front aspect, access to loft space, over stairs storage cupboard, open through to dressing area with hanging rails as fitted.

Bathroom

7' 9" X 5' 0" (2.37m X 1.54m)

White suite of panel bath, light and shaver point, separate shower over, glazed shower screen, pedestal wash hand basin, low level w/c, light and shaver point, stainless steel ladder towel rail, Upvc double glazed window to rear outlook, ceramic tiling to splash areas, inset down lighters.

Front Garden

With steps leading up to property entrance, large gravel patio area.

Please Note

All mains services connected

EPC Rating: C

Council Tax Band: B

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.

N.B.

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.





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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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