



*Russell & Butler*  
independent estate agents

5 Small Crescent, Buckingham, MK18 7DE

Asking Price £225,000.00  
Freehold

- One bedroom
- End terrace house
- UPVC double glazing
- Rear garden
- Popular location
- No onward chain



## 5 Small Crescent, Buckingham, MK18 7DE

### Entrance

Upvc double glazed entrance door to:

### Entrance Lobby

Built in storage cupboard, wood laminate flooring, arch to kitchen, open through to sitting room, Upvc double glazed window to rear garden.

### Sitting Room

15' 4" X 10' 2" (4.69m X 3.12m)

4.69m Max x 3.12m Plus entrance lobby

Two night storage heaters, wood laminate flooring, Upvc double glazed French patio doors to rear garden, stairs to first floor.

### Kitchen

7' 11" X 5' 6" (2.43m X 1.68m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob, split level electric oven, plumbing for automatic washing machine, Upvc double glazed window to front aspect, electric panel heater, ceramic tiled floor.

### First Floor Landing

Access to loft space, walk in airing cupboard/wardrobe housing hot water tank and immersion heater, hanging rail.

### Bedroom

9' 5" X 8' 9" (2.88m X 2.67m)

Electric panel radiator, Upvc double glazed window to rear aspect, built in wardrobe.

### Bathroom

6' 2" X 6' 1" (1.90m X 1.86m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, electric fan heater, Upvc double glazed window to rear aspect.

### Rear Garden

Laid to lawn, paved patio, fully enclosed by timber fencing.

### Please Note

0' 0" X 0' 0" (0.00m X 0.00m)

No Garage. Allocated parking to the rear. All mains services connected. Council Tax Band B EPC Rating TBC

Superfast broadband available Mobile coverage- EE, Three, O2, Vodafone all Voice and Data. Low Flood Risk

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.



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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