

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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**Mitre Street, Buckingham, MK18 1DW**  
**Asking Price £185,000.00 Freehold**

An ideal investment or first time purchase, a one bedroom freehold cottage with recently laid new carpets and located within easy walking distance to Buckingham town and the university. The cottage comprises: Sitting Room with feature cast iron fireplace, kitchen with stable door leading out onto the private courtyard garden, first floor double bedroom and bathroom with white suite to include a ball and claw roll top bath. EPC rating E.



### **Entrance**

Replacement composite door to sitting room.

### **Sitting Room**

*10' 8" X 9' 10" (3.26m X 3.01m)*

With feature cast iron stove, recessed shelving, wood laminate flooring, Upvc double glazed window to front aspect, under floor heating, latch door to:

### **Kitchen**

*7' 9" X 9' 9" (2.37m X 2.99m)*

Inset round sink and stainless-steel drainer, mixer taps, a range of wall, drawer and base units, work tops over, ceramic tiled floor, under stairs storage cupboard, stairs rising to first floor, stable doors to courtyard garden, Upvc double glazed window to front aspect, built in electric hob and oven, under floor heating, space and plumbing for washing machine.

### **Bedroom One**

*10' 7" X 9' 10" (3.24m X 3.00m)*

Upvc double glazed window to front aspect.

### **Bathroom**

*5' 1" X 9' 8" (1.56m X 2.97m)*

White suite of floor standing ball and claw roll top bath with telephone mixer, shower attachment, wash hand basin with storage under, low level wc, airing cupboard housing hot water tank, chrome towel heater, ceramic tiling to wall, Upvc double glazed window to rear aspect.

### **Rear Garden**

Enclosed rear courtyard garden.

### **Please Note**

All mains services connected.

EPC rating: E

Council Tax Band: A

Standard and superfast broadband available

Mobile phone coverage

EE, Three, O2 and Vodafone

Floor risk: Low

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 would 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.



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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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