

Russell & Butler

i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Church View, Buckingham, MK18 2QR

Asking Price £299,995.00 Freehold

A two bedroom semi detached bungalow situated at the end of a quiet cul de sac with a south west facing rear garden, garage and parking. Steeple Claydon is a popular village with plenty of amenities including a junior school, doctors surgery, dentist, recently built Coop, a fish and chip shop and a popular community cafe. The accommodation comprises: Entrance hall, sitting/dining room, kitchen, conservatory, bathroom, garage and garden. Energy rating E.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Ceiling heating, heating thermostat, access to loft space.

Sitting Room

15' 0" X 10' 11" (4.58m X 3.35m)

Ornamental fireplace, built in coat cupboard, airing cupboard housing hot water tank and immersion heater, ceiling heating, heating thermostat. Arch to kitchen, double glazed sliding panel doors to conservatory.

Conservatory

10' 9" X 9' 3" (3.30m X 2.84m)

Upvc double glazed with brick base, door to rear garden.

Kitchen

8' 2" X 7' 0" (2.51m X 2.15m)

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 electric hob with extractor hood over, split level electric double oven and grill, plumbing for automatic washing machine, Upvc double glazed window to rear aspect.

Bedroom One

11' 2" X 9' 0" (3.42m X 2.76m)

Ceiling heating, heating thermostat, Upvc double glazed window to front aspect.

Bedroom Two

9' 0" X 7' 4" (2.75m X 2.26m)

Ceiling heating, heating thermostat, Upvc double glazed window to front aspect.

Family Bathroom

6' 4" X 5' 6" (1.95m X 1.69m)

Coloured suite of panel bath with shower, wash hand basin, low flush wc, full ceramic tiling to all walls, heated towel rail, shaver point, Upvc double glazed window to side aspect.

Front Garden

Open plan and laid to shingle providing off road additional parking, tarmac drive to single garage with up and over door, power and light connected, personal door to rear.

Rear Garden

Gated side access, laid to lawn, paved patio, outside tap, fully enclosed by timber fencing, south west facing.

Please Note

All mains services connected with the exception of gas.

Council Tax Band: C EPC Rating: E

Flood risk very low

Superfast broadband available Mobile coverage. EE, O2 and Vodaphone Voice but no data. Three voice and data.

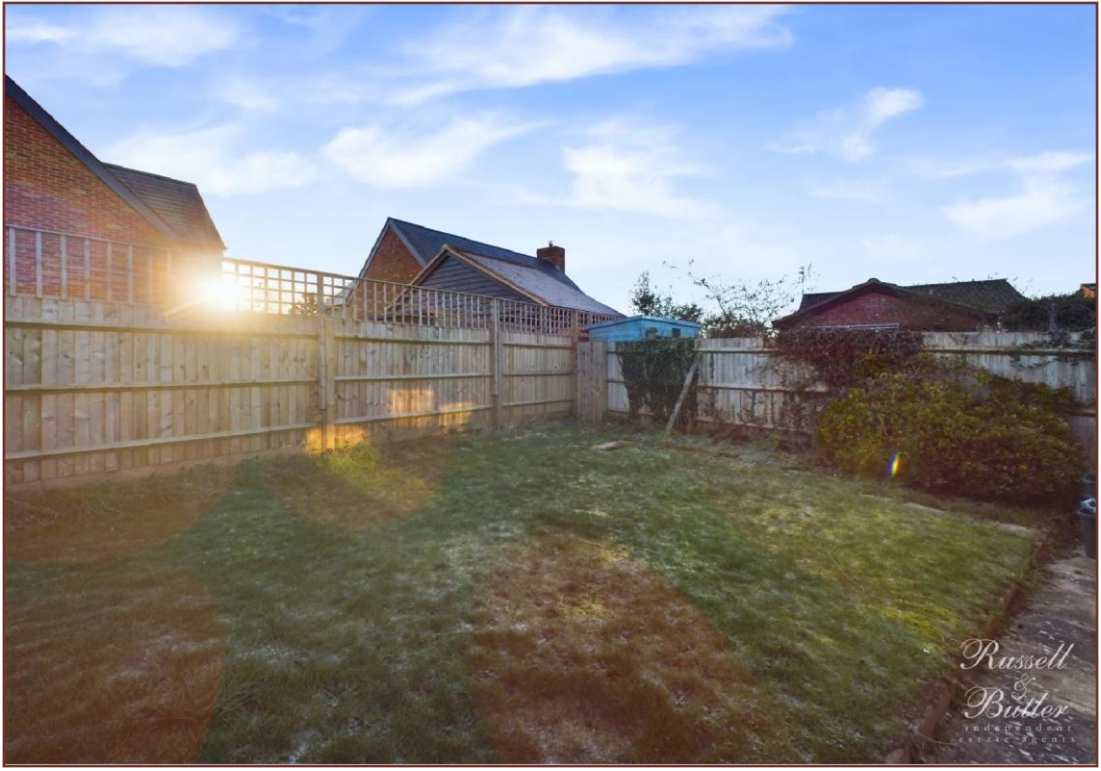
Electric ceiling heating.

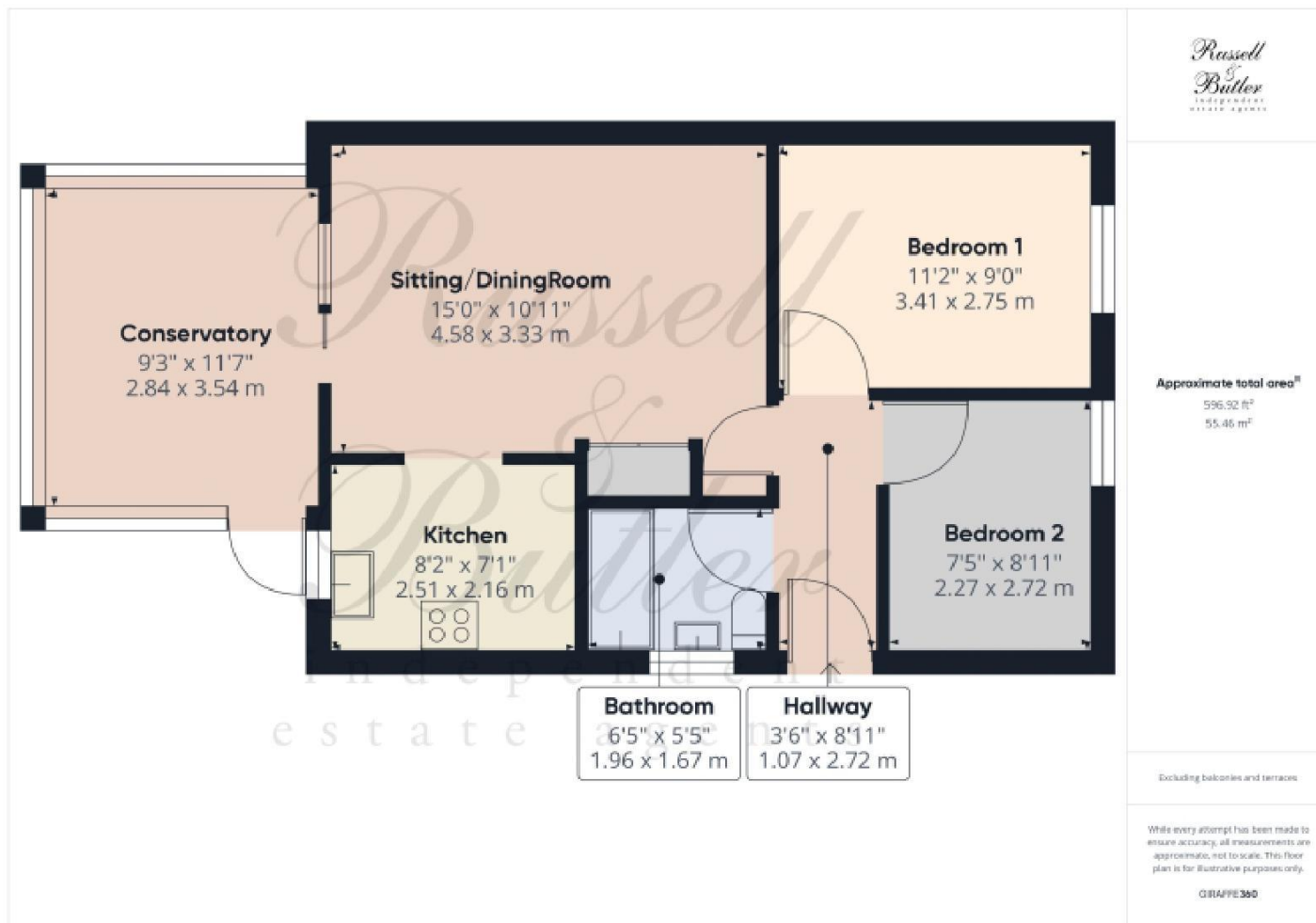
N.B.

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. Please contact Clare on 01280 815999 or 07772 159555.





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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