

Russell & Butler

independent estate agents

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Bates Close, Granborough, MK18 3NH.

Asking Price £405,000.00

A rarely available three bedroom semi detached bungalow, situated in a small cul de sac location in this sought after village. The bungalow has been extended to provide flexible accommodation that could easily accommodate dual family living. The property further benefits from oil to radiator central heating, double glazing, an en-suite and an attractive rear garden. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, inner lobby, study, three bedrooms (one en-suite), family bathroom, utility and gardens to front and rear and off road parking. NB The garage door remains in situ but the garage has been fully converted. Energy rating D.



Entrance

Composite double glazed entrance door to:

Entrance Hall

6' 9" X 6' 0" (2.07m X 1.84m)

Radiator, fitted storage cupboard, ceramic tiled floor.

Sitting Room

17' 3" X 14' 4" (5.27m Max X 4.38m Max)

L-Shaped

Double radiator, fireplace with coal effect electric fire, Upvc double glazed window to front aspect with shutters, built in shelving, wood flooring, open through to kitchen/diner

Kitchen/Diner

17' 4" X 9' 8" (5.29m X 2.97m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite or marble effect work surfaces over, four ring ceramic hob with electric oven under, extractor canopy over, inset fridge and freezer, Upvc double glazed window to front aspect with shutter, radiator, Upvc double glazed French patio doors to rear garden with shutters, ceramic tiled floor.

Inner Lobby

Wood flooring, access to loft space.

Study

11' 4" X 6' 10" (3.47m X 2.10m)

Wood flooring, radiator, Upvc double glazed window to rear aspect.

Bedroom One

12' 9" X 10' 6" (3.89m X 3.21m)

Max measurements.

Radiator, built in wardrobe, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, wood flooring, Upvc double glazed window to front aspect.

Family Bathroom

7' 5" X 5' 4" (2.28m X 1.64m)

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

En-suite

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiled floor, ladder towel radiator, ceramic tiled floor, extractor fan.

Bedroom Three

14' 5" X 9' 5" (4.40m X 2.89m)

Radiator, wood flooring, sky light.

Utility Room

4' 4" X 6' 2" (1.34m X 1.88m)

"Worcester" gas fired boiler supplying both central heating and domestic hot water, plumbing for automatic washing machine, ceramic tiled floor, extractor fan.

Rear Garden

Gated side access, laid mainly to lawn with flower and shrub beds, covered decking area with balustrade, paved patio, built in storage tank, outside tap, outside light, fully enclosed by timber fencing.

Please Note

All mains services connected.

Council Tax Band: B subject to change due to extension.

EPC Rating: D

Standard broadband available.

Mobile Voice and Data - Indoor EE, O2, Vodafone

Outside EE, O2, Vodafone and Three

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on.

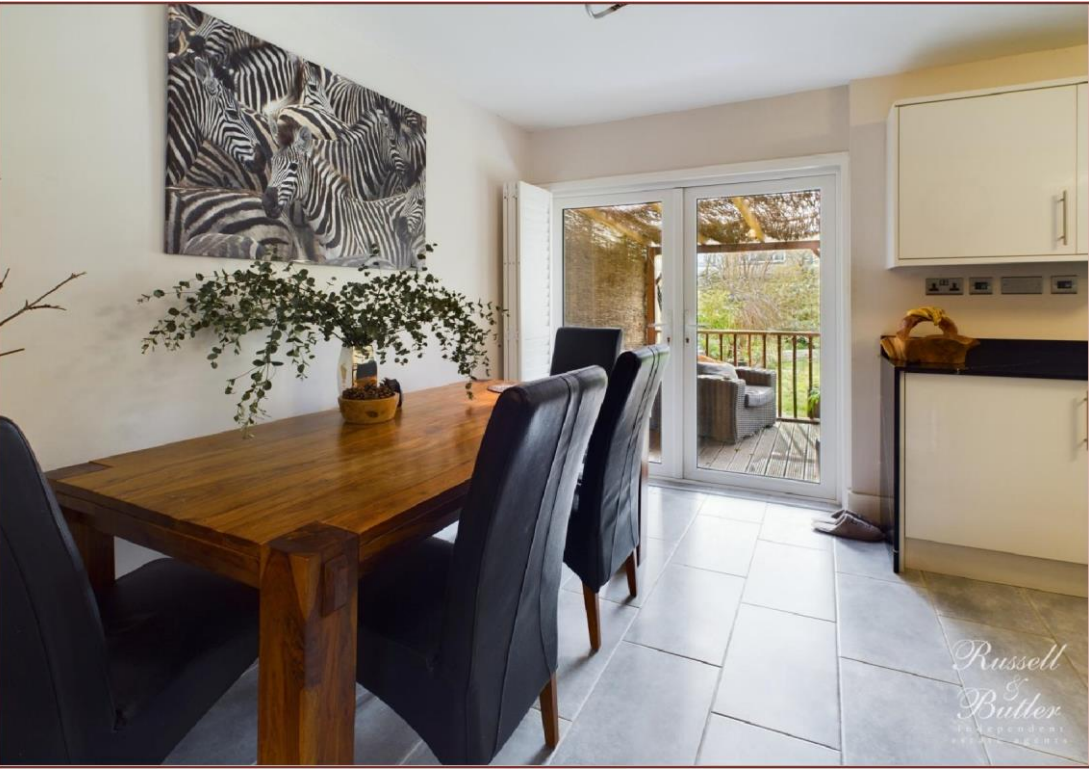
Mortgage Advice

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.





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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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