

*Russell & Butler*

independent estate agents

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# Victoria Row, Buckingham, MK18 1ER

**Asking Price £195,000.00 Freehold**

A charming one bedroom stone cottage built Circa 1836. Situated in a traffic free location the property is ideally located within easy walking distance between Buckingham's town centre and university and has the benefits of a fireplace with multi fuel stove, fitted kitchen with oven and hob and a first floor shower room. The accommodation comprises: Kitchen, sitting room, bedroom, shower room and garden plus storage shed. NO ONWARD CHAIN. Energy rating D.



### **Entrance**

Part glazed entrance door to kitchen.

### **Kitchen**

*9' 11" X 6' 11" (3.04m X 2.13m)*

Inset single drainer 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 with electric oven under, extractor hood over, ceramic tiled floor, stairs rising to first floor, window to front aspect, exposed ceiling beams, under stairs storage cupboard, doors to sitting room.

### **Sitting Room**

*10' 0" X 9' 11" (3.05m X 3.04m)*

Fireplace with multi fuel burner, night storage convector radiator, window to rear aspect, exposed beams.

### **Bedroom One**

*10' 1" X 10' 0" (3.08m X 3.07m)*

Electric panel heater, window to rear aspect, built-in cupboard with a hanging rail as fitted, wardrobe recess.

### **Shower Room**

White suite of double width shower cubicle with electric thermostatically controlled shower, pedestal wash hand basin, low flush wc, electric ladder towel rail, window to front aspect, airing cupboard housing hot water tank and immersion heater.

### **Garden**

Situated in a traffic free location the cottage is accessed just off Well street along an adopted foot path, the garden is situated at the front and is well tendered and stocked with an abundance of flowers and shrubs, path to entrance and fully enclosed by timber fencing. There is a further hardstanding where the timber storage shed is located.

### **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: B

Risk of flooding.

Broadband Availability: Standard and Superfast Available.

Mobile Phone Availability: EE, O2, Vodafone and Three. Voice and Data indoors and outdoors. Enhanced data outdoors.

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

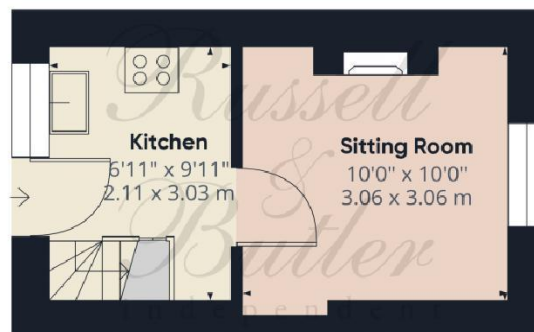
### **Mortgage Advice**

If you require a mortgage we would highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis.

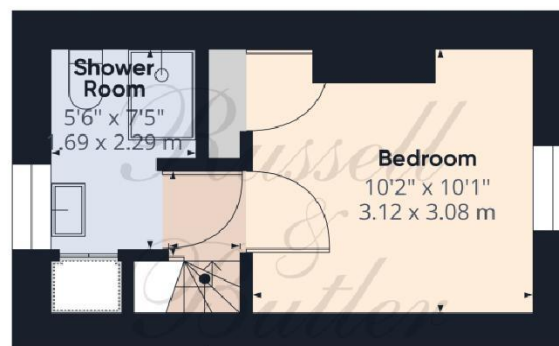
Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact the office for more information.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

323.16 ft<sup>2</sup>  
30.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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