

Russell & Butler

independent estate agents

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Moorhen Way, Buckingham, MK18 1GU

Asking Price £339,995.00 Freehold

Three bedroom end of terrace property situated on the desirable Tudor Meadows development within close walking distance to Buckingham town centre, local parks and catchment for the Royal Latin Grammar School. The property comprises Entrance hall, lounge, kitchen/breakfast room, large conservatory. To the first floor; double Bedroom with fitted wardrobes, two single bedrooms, family bathroom with shower over bath. Generous sized south west facing enclosed garden to the rear with gated side access, single garage and driveway parking. The property benefits from UPVC double glazed windows & doors and gas to radiator central heating. EPC rating C. The property is offered for sale with no onward chain.



Entrance

Part glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, radiator, door to sitting room.

Sitting Room

16' 0" X 9' 9" (4.88m X 2.99m)

Upvc double glazed window to front aspect, radiator.

Kitchen/Diner

9' 1" X 13' 8" (2.77m X 4.17m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, a further range of wall, drawer and base units, work tops over, wall mounted gas fired boiler, inset four ring gas hob with electric oven under, space and plumbing for washing machine, radiator, ceramic tiling to splash area, space for fridge freezer, large under stairs storage cupboard with light, Upvc double glazed window to rear, door to:

Conservatory

10' 10" X 11' 0" (3.31m X 3.37m)

UPVC and brick base conservatory. Radiator, wooden flooring, French doors to patio and rear garden.

First Floor Landing

Airing cupboard housing hot water tank, access to loft space.

Bedroom One

9' 3" X 11' 8" (2.84m X 3.57m)

Upvc double glazed window to rear aspect, radiator, benefitting from a range of built in wardrobes.

Bedroom Two

9' 11" X 6' 4" (3.04m X 1.94m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

7' 0" X 6' 11" (2.14m X 2.12m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

6' 10" X 5' 8" (2.10m X 1.73m)

Suite of panel bath with separate shower over, pedestal wash hand basin, low level wc, Upvc double glazed window to side aspect, chrome ladder radiator, ceramic tiling to splash areas.

Front Garden

Gated side access, lawn area, established planting, pathway to property entrance.

Rear Garden

A good size south west facing rear garden with large paved patio, laid mainly to lawn area, fully enclosed.

Garage

Light and power connected, up and over door, eaves storage space. Parking for one car.

Please Note

All main services connected.

EPC Rating: C

Council Tax Band: D

Standard/superfast and ultrafast broadband available.

Mobile: Indoor - EE,02, Three and Vodafone Voice and Data Likely

Outdoor - EE,02, Three and Vodafone Voice and Enhanced Data Likely

Flood Risk: Very low risk of flooding.

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

Mortgage Advice

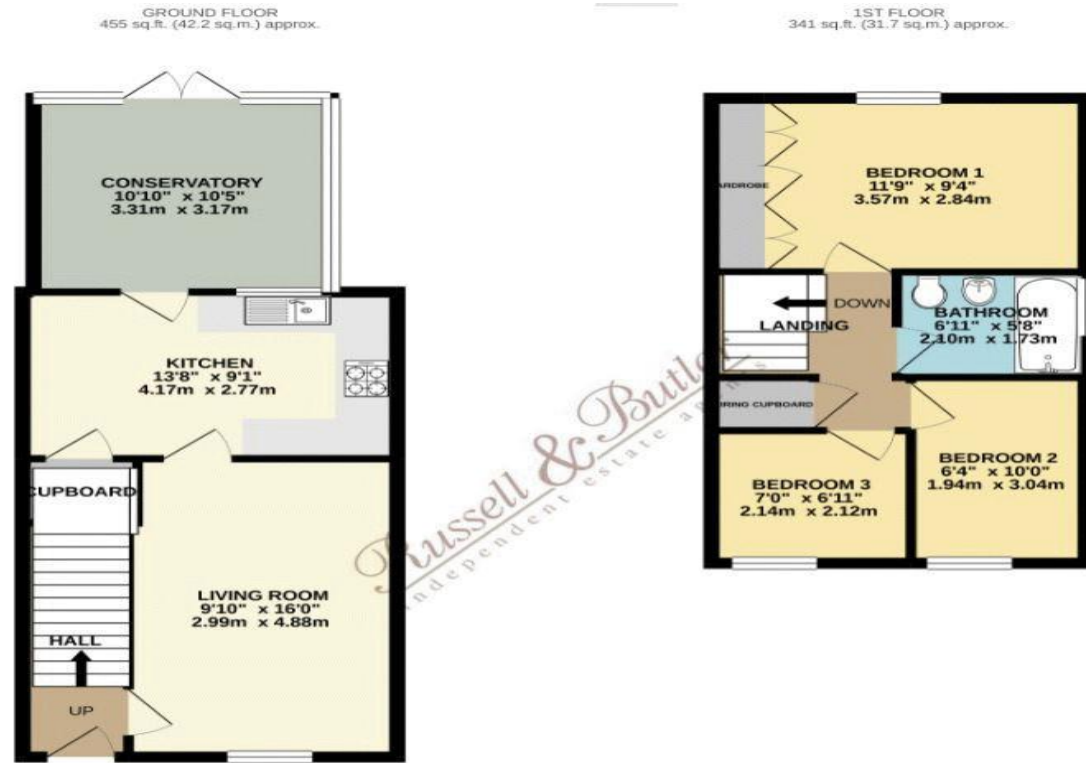
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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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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