

*Russell & Butler*

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# Wharfside Place, Buckingham, MK18 1GT

Asking Price £309,995.00 Freehold

Located within catchment for the Royal Latin Grammar School and easy walking distance to Buckingham centre town and all the amenities, a well presented three bedroom semi detached property offered for sale with NO ONWARD CHAIN, and benefits further from gas to radiator central heating and off road parking for two cars. The accommodation comprises: Entrance hall, ground floor cloakroom, kitchen with built-in gas hob and electric oven, 'L' shaped lounge diner with double doors leading out onto the patio and enclosed rear garden. To the first floor; two double bedrooms and third single bedroom with built in wardrobe and the family bathroom with white suite. Allocated parking for two cars and enclosed gardens to the rear. EPC rating D. Council tax band C.



## Entrance

Part glazed entrance door to entrance hall.

## Entrance Hall

Under stairs storage cupboard, stairs rising to first floor.

## Cloakroom

Suite of low level wc, wall mounted wash hand basin, radiator.

## Lounge/Diner

*14' 6" X 16' 4" (4.42m X 4.98m)*

L shaped.

Windows to rear aspect, glazed double doors to rear garden, radiator, three wall light points, coving to ceiling.

## Kitchen

*9' 4" X 9' 2" (2.87m X 2.80m)*

Fitted to comprise inset one and a quarter sink unit, mono bloc mixer tap, cupboard under, further range of wall, base and drawer units, work tops over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, built in 4 ring gas hob, electric oven under, filter hood over, window to front aspect, radiator, open shelving.

## First Floor Landing

Cupboard housing gas fired combi boiler with linen shelving as fitted, access to loft space.

## Bedroom One

*8' 7" X 13' 1" (2.64m X 4.01m)*

Window to rear aspect, radiator.

## Bedroom Two

*8' 11" X 9' 4" (2.72m X 2.86m)*

Window to front aspect, radiator.

## Bedroom Three

*9' 0" X 6' 6" (2.76m X 2.00m)*

Window to rear aspect, radiator, built in wardrobe.

## Family Bathroom

White suite of panel bath, separate shower over, glazed screen, low level wc, pedestal wash hand basin, ceramic tiling to splash areas, window to side aspect, radiator.

## Front Garden

Open plan front garden with steps leading down to property entrance.

## Rear Garden

Laid mainly to lawn and fully enclosed with paved patio and pathway leading down to gated access of off road parking, gated access to the front.

## Garage

Allocated parking for two cars.

## Please Note

All mains services connected.

Council Tax Band C

EPC rating D

Broadband/superfast/ultra fast available.

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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