

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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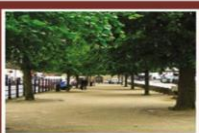
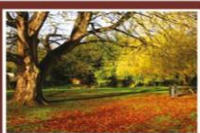


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**Meadway, Buckingham, MK18 1BN**

**Asking Price £275,000.00 Freehold**

A well-presented three bedroom terraced property located in a cul de sac and is within easy walking distance to both Buckingham Secondary and Royal Latin Grammar Schools, the property is also conveniently situated to access local transport links. The accommodation comprises: Entrance Hall, re-fitted kitchen, lounge/diner with patio door to the rear garden, first floor landing, three bedrooms and family bathroom with white suite. The property benefits further from gas to radiator central heating, Upvc double glazing throughout, enclosed and established gardens to the rear and parking for 1 car. EPC rating awaited.



### **Entrance**

Door to:

### **Entrance Hall**

Wood laminate floor, radiator, stairs rising to first floor.

### **Lounge/Diner**

*14' 11" X 13' 6" (4.57m X 4.12m)*

Upvc double glazed window and door to rear garden, traditional style radiators, large under stairs storage cupboard.

### **Kitchen**

*9' 9" X 7' 3" (2.99m X 2.23m)*

Re-fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of white hi gloss wall and base units, work tops over, built in electric hob and fan oven under, space for fridge freezer, space and plumbing for washing machine, Upvc double glazed window front aspect, serving hatch, Quarry tiled floor, ceramic tiling to splash areas.

### **First Floor Landing**

Access to loft space, double glazed window to side aspect.

### **Bedroom One**

*11' 2" X 8' 10" (3.41m X 2.71m)*

Upvc double glazed window to front aspect, radiator, airing cupboard housing hot water tank, built in wardrobes with hanging rail and shelving as fitted.

### **Bedroom Two**

*10' 11" X 7' 5" (3.35m X 2.28m)*

Upvc double glazed window to rear aspect, radiator,

### **Bedroom Three**

*8' 0" X 5' 11" (2.46m X 1.82m)*

Upvc double glazed window to rear aspect, radiator,

### **Family Bathroom**

*4' 10" X 6' 8" (1.49m X 2.05m)*

White suite of panel bath with mixer taps and shower hose, wash hand basin with waterfall taps and storage under, low level wc, complimentary mosaic tiling to walls, Upvc double glazed window to side aspect, radiator.

### **Rear Garden**

Enclosed rear garden with paved patio and retaining walls, steps leading to lawn area and established planting.

### **Please Note**

All main services connected.

Gas fired boiler housed in storage cupboard to the front aspect.

EPC Rating: Awaited

Council Tax Band: B

EE/Three/O2 and Vodaphone mobile phone coverage.

Standard/superfast and ultrafast broadband available.

Flood risk low.

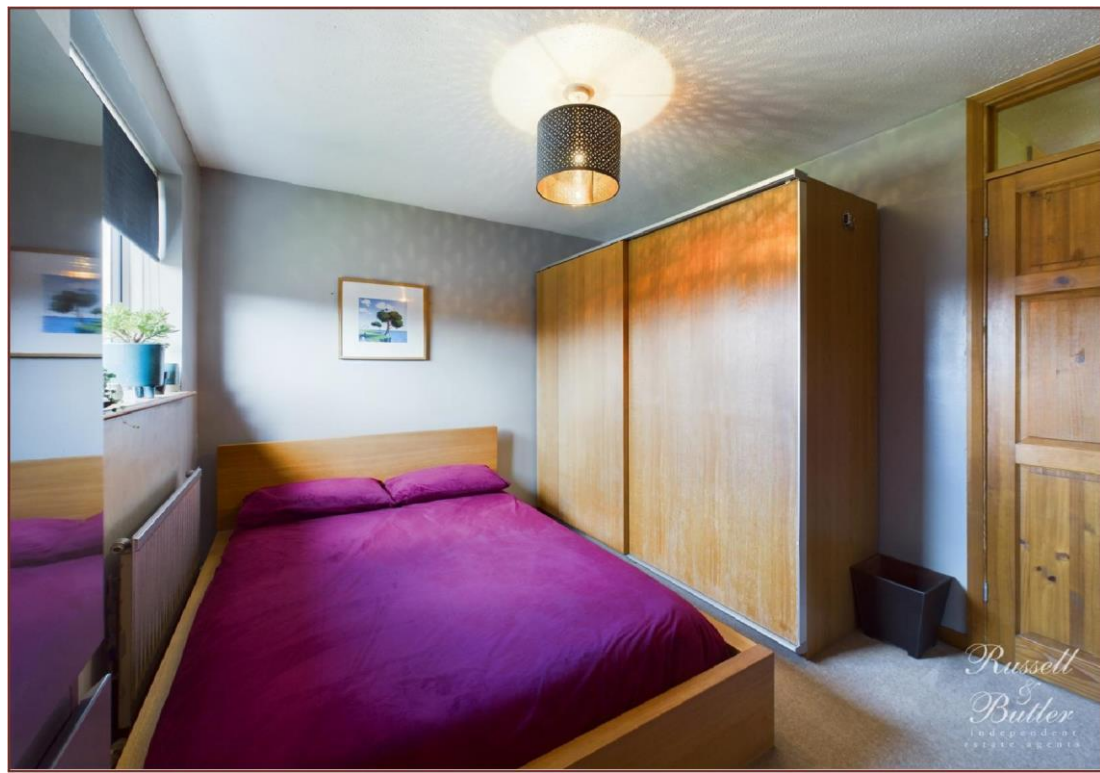
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on

### **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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