

Russell & Butler

independent estate agents

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Mare Leys, Buckingham, MK18 7AY

Asking Price £264,500 Freehold

Offered for sale with no onward chain a two bedroom mid terrace property overlooking a quiet green on the popular location of Linden Village. The property is also within close walking distance to Buckingham town, local parks and catchment for Bourton Meadow, Buckingham Secondary and the Royal Latin Grammar Schools and benefits further from gas to radiator central heating and UPVC double glazing. Accommodation over two floors: Entrance into lounge/diner, kitchen, first floor landing, two bedrooms and bathroom. There are open plan gardens to the front and enclosed gardens to the rear and a single garage in a nearby by block. EPC rating D. No Upper Chain.



Entrance

Upvc double glazed entrance door to:

Lounge/Diner

15' 0" X 11' 8" (4.58m X 3.58m)

Upvc double glazed window to front aspect, two radiators, under stair storage cupboard with replacement consumer unit, open through to:

Kitchen

9' 4" X 11' 9" (2.85m X 3.59m)

Fitted with inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of base, wall units with work tops over, electric cooker point, space and plumbing for washing machine, space for fridge/freezer, stairs rising to first floor, wood laminate flooring, Upvc double glazed window and door to rear garden.

First Floor Landing

Cupboard housing gas fired central heating boiler serving both domestic hot water and radiator central heating, linen shelf as fitted, access to loft space.

Bedroom One

7' 6" X 11' 10" (2.31m X 3.61m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

9' 0" X 11' 8" (2.75m X 3.57m)

Upvc double glazed window to rear aspect, over stair storage cupboard, radiator.

Bathroom

White suite of panel bath with telephone mixer taps, low level W/C, pedestal wash hand basin, ceramic tiling to walls, radiator.

Front Garden

Open plan front garden, laid mainly to lawn with pathway leading to property entrance.

Rear Garden

Fully enclosed by timber fencing, laid mainly to lawn, gated rear access.

Garage

16' 9" X 7' 10" (5.11m X 2.40m)

Located close by in a block, up and over door

Please Note

All main services are connected.

Council tax band B

EPC Rating D

Flood Risk : Low

Broadband available Standard/Superfast and Ultrafast.

Phone coverage available EE/O2/Three/Vodafone.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

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 Clare on 01280 815999 or 07772 159555.





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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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