

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



Bristle Hill, Buckingham, MK18 1EZ

Asking Price £229,995.00

A charming two double bedroom four storey Grade II listed terraced cottage located on the edge of the Town Centre, providing easy access to local amenities. The property would make an ideal first time or investment purchase and briefly comprises; kitchen/Breakfast room with stairs leading down to the sitting room, first floor double bedroom with feature log burner with exposed brickwork to first floor, white bathroom suite with shower over, second floor double bedroom with built in storage. Small outside seating area to the rear of property. EPC RATING D. COUNCIL TAX BAND C. NO ONWARD CHAIN.



Entrance

Door to:

Kitchen/Breakfast

13' 11" X 11' 8" (4.25m X 3.57m)

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, work tops over, space for washing machine, space for range cooker, space for fridge freezer, storage meter cupboard, feature fireplace, window to front aspect, slated tiled floor, radiator, door to stair case, inset downlighters, stairs to basement.

Basement Sitting Room

13' 3" X 10' 11" (4.06m X 3.34m)

Two windows to front aspect, two radiators, ceiling beams.

First Floor Landing

Wooden flooring, door to concealed staircase to second floor.

Bedroom One

8' 2" X 12' 3" (2.49m X 3.75m)

Window to front aspect, radiator, exposed beams and brick work, wooden flooring.

Family Bathroom

5' 10" X 5' 6" (1.80m X 1.69m)

White suite of panel bath with separate shower over, low level wc, pedestal wash hand basin, chrome ladder towel rail, contemporary style tiling to walls, window to rear aspect, extractor fan, tiled floor.

Second Floor Bedroom

11' 2" X 11' 3" (3.41m X 3.45m)

Window to front aspect, radiator, cupboard housing gas fired combi boiler.

Outside

Rear access with pedestrian right of way.

Please Note

All mains services are connected.

Council Tax Band: C EPC Rating: D

Standard & Superfast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

Indoors 02 Voice Likely Data Limited

Three & Vodaphone Voice and Data likely

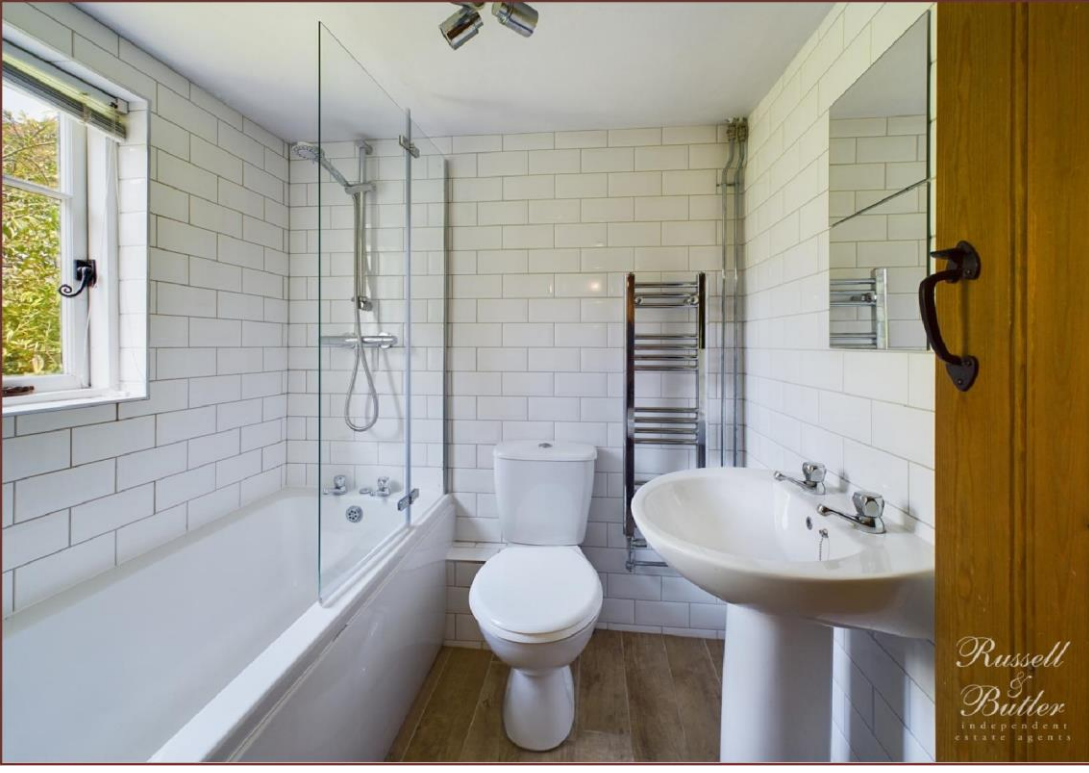
EE limited Voice and Data

Very low risk of flooding from rivers and the sea

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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