

Russell & Butler

independent estate agents

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Pillow Way, Buckingham, MK18 7RT

Asking Price £325,000.00

A large two bedroom semi detached property situated on Lace Hill, walking distance of local amenities and in catchment for the Royal Latin Grammar School. The accommodation of the property fully comprises: Entrance hall with built in storage, downstairs WC, sitting room, kitchen/breakfast room, first floor landing, bedroom one with two windows to the front aspect and built in wardrobes, a large second bedroom and family bathroom. To the outside: Driveway for two cars located to the side of the property and gated access leading to the rear garden. Maintenance charge for development in place but to be confirmed by the current owner. EPC rating C.



Entrance

Door to:

Entrance Hall

Radiator, built in storage, stairs rising to first floor, Porcelain tiled floor, Upvc double glazed window to side aspect.

Cloakroom

Low level wc, pedestal wash hand basin, Upvc double glazed window to side aspect, radiator.

Sitting Room

15' 0" X 9' 0" (4.58m Max X 2.76m Max)

Upvc double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

15' 5" X 11' 7" (4.72m Max x 3.54m Max, 3.26m Min)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, oven and hob with splash back, extractor hood over, space for fridge freezer, space and plumbing for washing machine, Upvc double glazed window to rear aspect, cupboard housing gas fired boiler, radiator, door to rear, large built in storage cupboard with shelving as fitted.

First Floor Landing

Upvc double glazed window to side aspect, built in storage cupboard. Access to loft space.

Bedroom One

15' 7" X 12' 7" (4.75m Max x 3.86m Max, 3.73 Min)

Two Upvc double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Two

14' 2" X 10' 7" (4.34m Max x 3.25m Max, 2.55m Max)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Upvc double glazed window to rear aspect, heated towel rail.

Front Aspect

Driveway for two cars to side, outside light, low maintenance to front.

Rear Garden

A southerly rear garden, laid mainly to lawn with paved area and raised beds, outside storage, hot & cold outside taps, outside power, outside light.

Please Note

All main services are connected.

Council Tax Band: C.

EPC Rating: B.

Maintenance charge for development in place but to be confirmed by the current owner.

Standard, Superfast & Ultrafast broadband available.

EE, Vodaphone, Three and O2 Voice and Data likely Outdoors.

Indoors Three & Vodaphone Voice and Data limited, EE likely Voice and Data.

Very low risk of flooding from rivers.

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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