

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Overn Avenue, Buckingham, MK18 1LU

Asking Price £334,995.00 Freehold

A three bedroom semi detached family home with driveway and garage to the side located within close walking distance to Buckingham town centre and the local amenities. The property benefits further from Upvc double glazing, gas to radiator central heating and being within catchment for both Buckingham secondary and the Royal Latin Grammar Schools. The accommodation over two floors comprises of: hallway, sitting room, dining room with double doors to the conservatory, kitchen, boot/utility room and ground floor cloakroom. On the first floor, three bedrooms and the family bathroom with white suite. There are gardens to the front with driveway for several vehicles, enclosed gardens to the rear and a single garage. EPC rating C.



Entrance

Double panel radiator, stairs rising to first floor, Upvc double glazed window to front aspect.

Cloakroom

Low level wc, Upvc double glazed panel to side.

Sitting Room

15' 8" X 9' 10" (4.78m X 3.00m)

Upvc double glazed window to front aspect, picture rail, radiator, oak flooring, open through to:

Dining Room

10' 3" X 6' 11" (3.14m X 2.13m)

Oak wood flooring, radiator, serving hatch, part glazed double doors to conservatory.

Conservatory

9' 3" X 8' 3" (2.83m X 2.53m)

Ceramic tiled floor, brick base and Upvc French door to patio and rear garden.

Kitchen/Breakfast Room

12' 7" X 6' 10" (3.86m X 2.10m)

Fitted to comprise one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, co-ordinating upstands, Upvc double glazed window to rear aspect, built in electric hob, electric oven under, inset downlighters, door to inner lobby.

Utility/Boot Room

12' 5" X 4' 4" (3.81m X 1.34m)

Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, Upvc double glazed window to side aspect, Upvc double glazed door to side.

First Floor Landing

Cupboard housing Ideal gas fired combi boiler, access to loft space, Upvc double glazed window to rear aspect.

Bedroom One

12' 6" X 10' 2" (3.83m X 3.12m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

13' 5" X 10' 7" (4.10m X 3.23m) max

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

Bedroom Three

12' 6" X 6' 7" (3.83m Max X 2.02m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

7' 4" X 6' 3" (2.24m X 1.91m)

White suite of panel bath with separate shower over, low level wc, wash hand basin with mixer tap and cupboard under, ceramic tiling to splash areas, ceramic tiled floor, Upvc double glazed window to rear aspect, chrome ladder towel rail.

Front Garden

Laid mainly to lawn with box hedging, driveway for several vehicles.

Rear Garden

Laid mainly to lawn, paved patio, outside tap, timber shed and green house.

Garage

16' 2" X 8' 0" (4.93m X 2.44m)

Single garage with up and over door, window to side aspect, electric power point.

Please Note

All main services connected.

EPC Rating: C

Council Tax Band: C

Standard, Superfast & Ultrafast broadband available.

EE Vodaphone, Three and 02 Voice and Data Limited Indoors

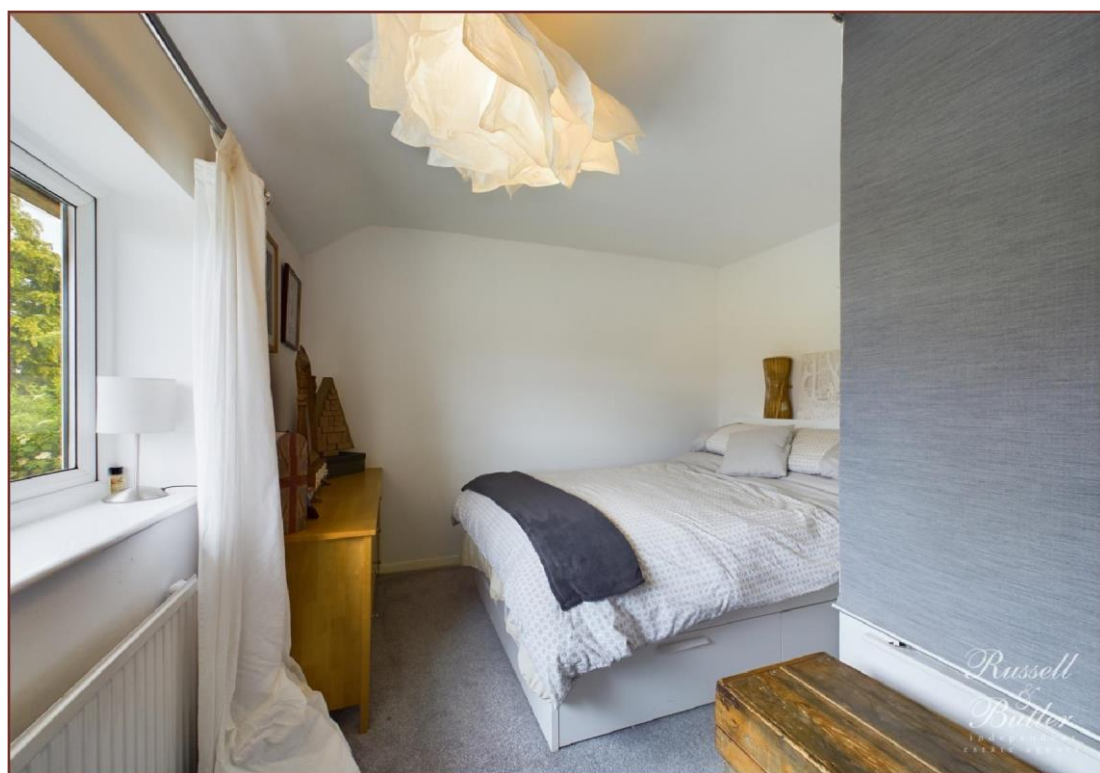
EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

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.

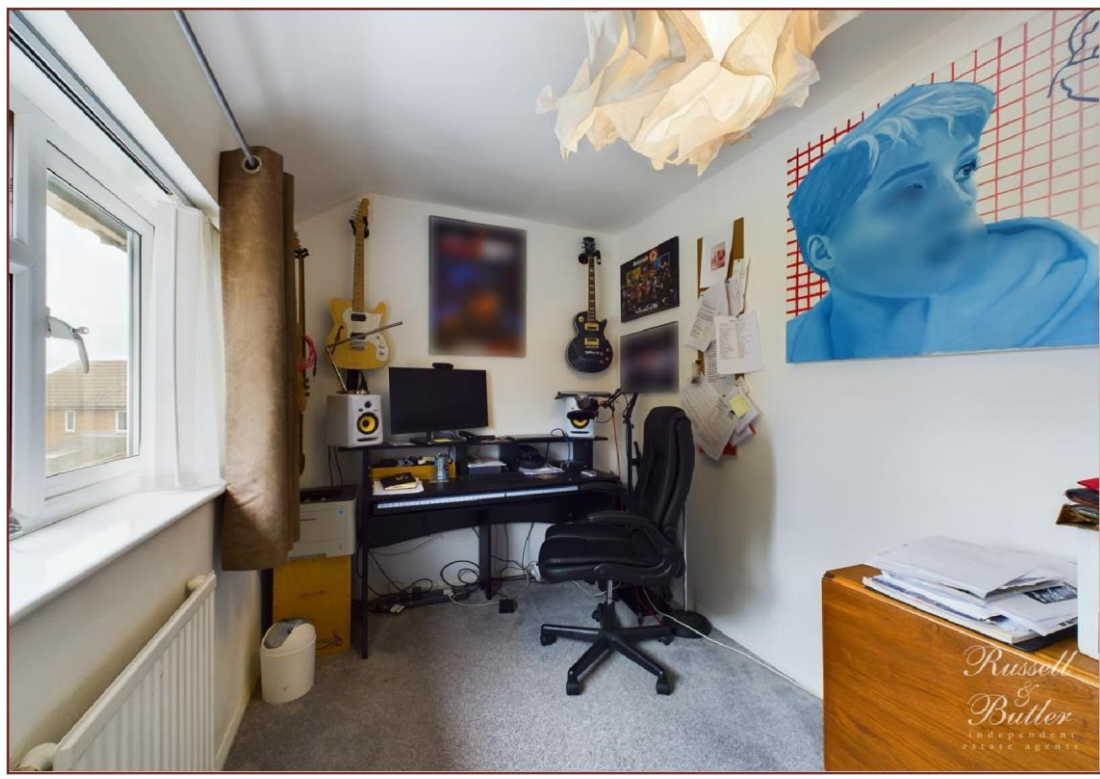
Mortgage Advice

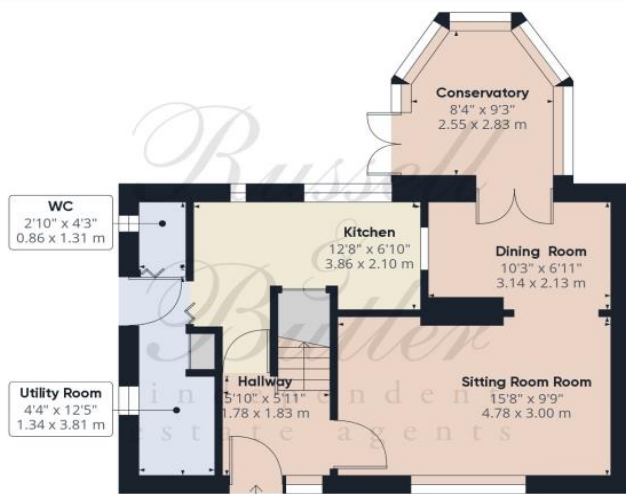
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.



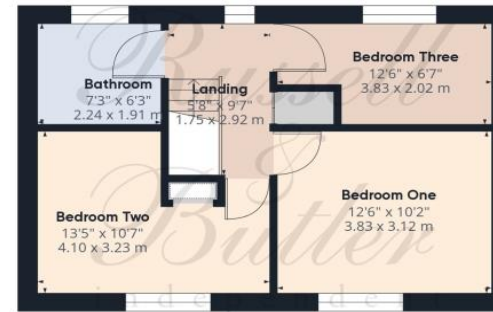


*Russell
&
Butler*
Independent
Estate Agents





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1057.85 ft²
98.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

