

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Temple Close, Buckingham, MK18 1JB

Asking Price £575,000.00 Freehold

****No upper chain**** A spacious three bedroom detached bungalow situated in a desirable location just off the Moreton road on the outskirts of Buckingham, within walking distance of the town centre. The property is in need of updating and has potential for extension (subject to necessary planning permissions). The garage is a larger than average double garage so has the potential for either a full or part garage conversion. The accommodation of the property fully comprises; Entrance hall, kitchen, utility with access to the garage, dining room, sitting room with sliding door leading to a spacious conservatory, inner hallway, bedroom one with ensuite, two further bedrooms and bathroom. To the outside; Front & rear gardens, large double width garage and double width driveway providing off road parking for two cars. EPC rating D.



Entrance

Door to:

Entrance Hall

Radiator, built in storage cupboard with shelving as fitted.

Sitting Room

17' 2" X 11' 8" (5.25m Max x 3.57m Max)

Gas fire with surround, radiator, Upvc double glazed window to rear aspect.

Dining Room

10' 5" X 9' 5" (3.19m Plus Bay x 2.89m)

Upvc double glazed window to front aspect, radiator.

Conservatory

17' 6" X 11' 4" (5.35m Max x 3.47m Max)

Upvc double glazed, radiator, power and light connected, tap.

Kitchen

10' 6" X 9' 4" (3.21m X 2.86m)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for oven, space for fridge.

Utility Room

Stainless steel sink unit with cupboard under, work tops over, tiling to splash areas, space for washing machine, window to rear aspect.

Inner Hall

Access to loft space.

Bedroom One

17' 3" X 11' 3" (5.26m into door recess, 3.,47m Min x 3.45m to rear of wardrobe.)

Upvc double glazed window to rear aspect, radiator.

En-suite

Walk in shower, white suite of low level wc, pedestal wash hand basin, tiling to splash areas, Upvc double glazed window to side aspect, radiator.

Bedroom Two

10' 8" X 8' 9" (3.26m x 2.67m + Door recess)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

10' 0" X 7' 0" (3.06m X 2.15m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

White suite of bath, low level wc, pedestal wash hand basin, tiling to splash areas, radiator, Upvc double glazed window rear aspect.

Front Aspect

Laid to lawn, driveway for two cars.

Rear Garden

Laid mainly to lawn with patio, greenhouse and summer house, gated side access.

Double Garage

Power and light connected, two doors to front, door to side, gas fired boiler.

Please Note

All mains services connected.

Council Tax Band: E.

EPC Rating: D.

Standard, Superfast and Ultrafast broadband available.

Mobile Voice and Data - Indoor EE, O2, Vodafone and Three Limited
Outside EE, O2, Vodafone and Three Likely

Flood Risk:

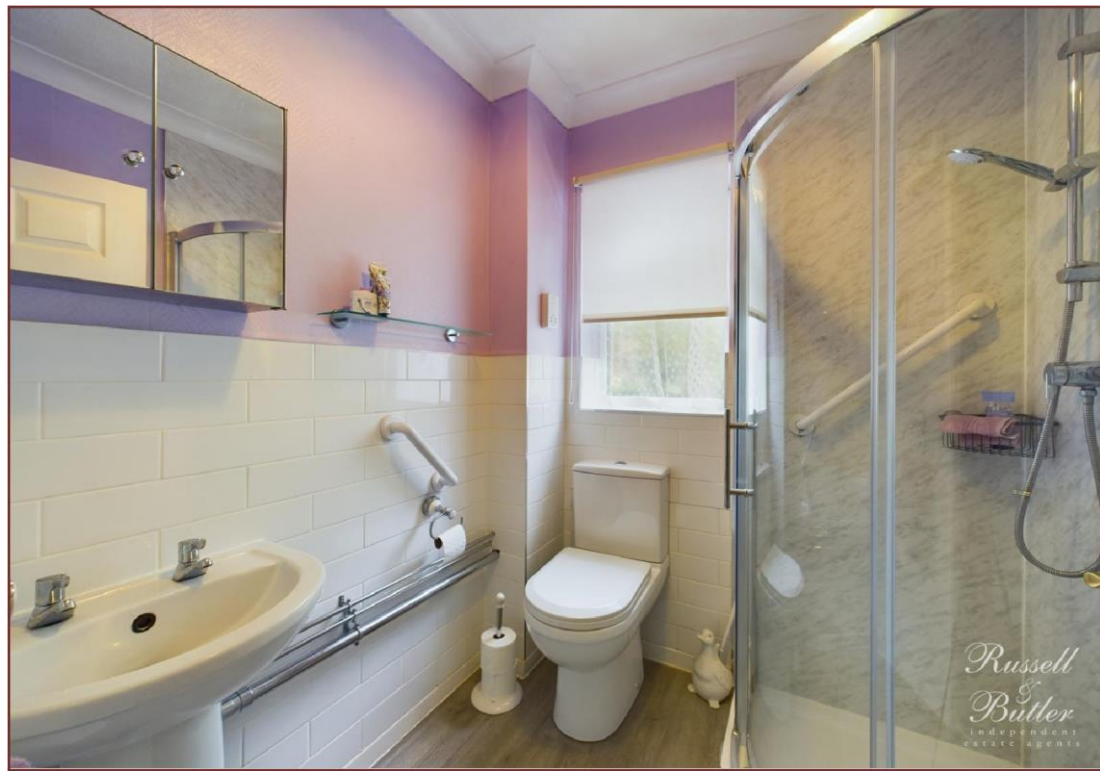
Very low risk of surface water flooding

Very low risk of flooding from rivers and the sea

Measurements on floor plan are approximate 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





Approximate total area¹⁾
1523.63 ft²
141.55 m²

Ensuite
5'8" x 5'6"
1.74 x 1.68 m

Inner Hallway
4'2" x 2'10"
1.29 x 0.89 m

(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.

GRAPHIC 360

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

