

Russell & Butler

independent estate agents

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Akister Close, Buckingham, MK18 7HT

Asking Price £319,995.00 Freehold

A very well presented good sized two bedroom semi detached home benefiting from a large garden, single garage and driveway. The property also has potential for extension (subject to necessary planning). The accommodation of the property fully comprises: Entrance open through to the open plan living space with French doors leading out to the patio and rear garden, kitchen, first floor landing with built in storage, bedroom one with built in storage, a good sized second bedroom also with built in storage and white bathroom suite. There are both front and rear gardens, a single garage, driveway and gated side access. Upvc double glazing and gas to radiator central heating, the boiler was refitted in 2022. EPC Rating D.



Entrance

Door to:

Entrance Hall

Radiator, open through to:

Kitchen

2.38m x 2.23m

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, built in oven, built in hob, extractor over, space for washing machine, built in fridge, tiling to splash areas, Upvc double glazed window to front aspect.

Open Plan Living

3.98m max, 3.00m min x 4.36m max

Stairs rising to the first floor, Upvc double glazed French doors to rear, Upvc double glazed window to rear aspect (non opening), radiator.

First Floor Landing

Access to loft space, built in cupboard housing hot water tank with shelving as fitted.

Bedroom One

3.28m x 2.95m

Upvc double glazed window to rear aspect, radiator, built in storage with rail and shelving as fitted.

Bedroom Two

2.38m x 2.33m

Upvc double glazed window to front aspect, radiator, built in storage cupboard with rail.

Bathroom

White suite of bath with 'Bristan' shower over, low level wc, pedestal wash hand basin, Upvc double glazed window to front aspect, tiling to splash areas, heated towel rail.

Outside

Front Aspect

Laid to lawn with flower and shrub beds, driveway to front of garage, outside tap.

Rear Garden

Paved patio and gravel area, laid mainly to lawn with a range of flower and shrub beds, gated side access.

Single Garage

5.20m x 2.61m max

Up and over door, power and light connected, eaves storage, "Worcester" gas fired boiler, pedestrian door to side of garage.

Please Note

All mains services connected.

Council Tax Band: B.

EPC Rating: D.

Standard, Superfast and Ultrafast broadband available.

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

Very low risk of flooding.

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on.

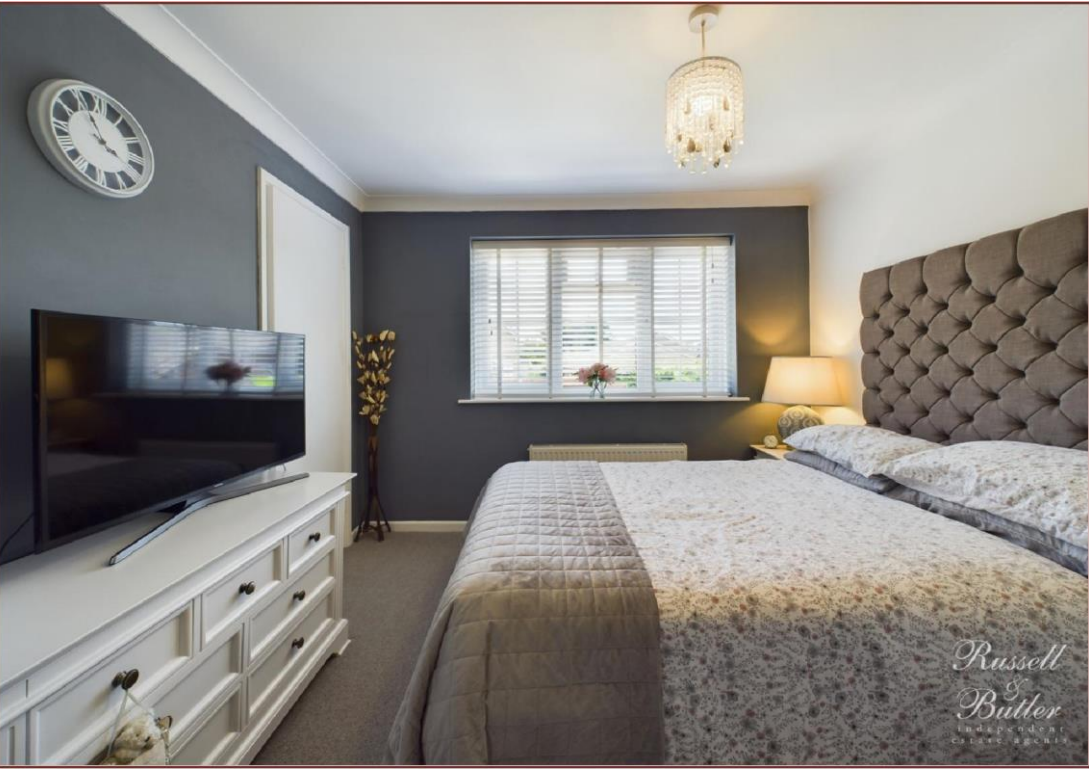
Mortgage Advice

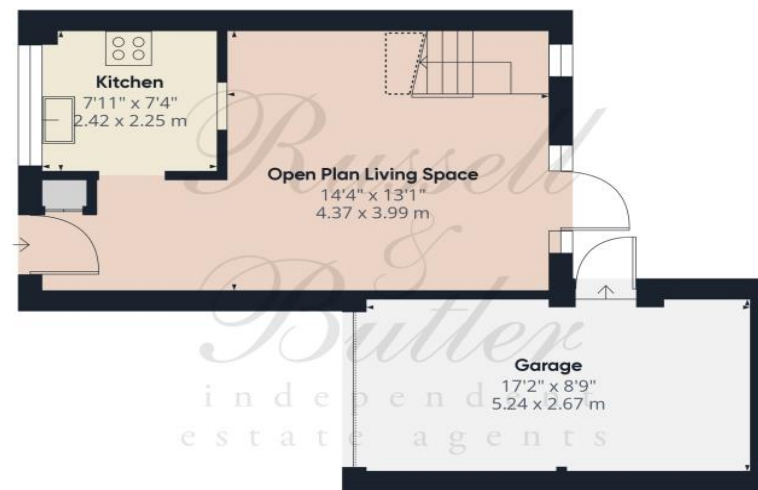
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



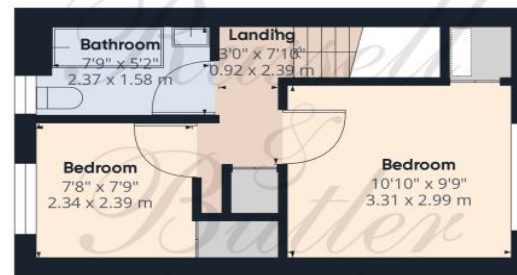


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Floor 0



Floor 1

Approximate total area[®]

703.66 ft²
65.37 m²

Reduced headroom

18.04 ft²
1.68 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

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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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