

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



*Russell
&
Butler*
independent
estate agents

Wharfside Place, Buckingham, MK18 1GT

Asking Price £275,000.00 Freehold

A two bedroom mid-terraced house situated in a small cul de sac within a short walking distance Buckingham's town centre with the benefit of two allocated parking spaces. The property benefits further from gas to radiator central heating and Upvc double glazing. The accommodation comprises: Entrance porch with storage cupboard, entrance hall, lounge/dining room, kitchen, two bedrooms, white bathroom suite with electric shower over bath. To the outside low maintenance block paved garden and two parking spaces. No onward chain. EPC rating C.



Front Porch

Canopy porch, entrance to;

Hall

Radiator, stairs rising to first floor

Kitchen

9' 9" X 6' 6" (2.98m X 2.00m)

Inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, ceramic tiling to all splash areas, rolled edge worktops, integrated single electric oven, four ring gas hob, extractor fan, radiator, space for fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to front aspect.

Lounge/Diner

12' 11" X 11' 9" (3.95m X 3.59m)

Radiator, UPVC double glazed door with side panels to rear garden. Wood laminate flooring, three wall light points, large under stair storage cupboard.

Bedroom One

12' 11" X 8' 9" (3.95m X 2.68m)

Radiator, UPVC double glazed window to rear aspect, wood laminate flooring.

Bedroom Two

9' 9" X 6' 8" (2.98m X 2.05m)

Radiator, UPVC double glazed window to front aspect, cupboard housing gas fired boiler.

Bathroom

6' 5" X 5' 4" (1.97m X 1.64m)

White suite of panel bath with shower over, glazed screen, pedestal wash hand basin, low level W.C, chrome heated towel rail, extractor fan, ceramic tiling to splash areas.

Outside

Rear Garden

Low maintenance garden, laid mainly with block-paving, borders to edge. Fully enclosed by panel fencing.

Parking

Two allocated parking spaces situated to the right hand side of the property.

Please Note

All main services are connected.

Council tax band C

EPC rating C

Mobile phone coverage;

EE limited

Three, O2 and Vodaphone likely.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

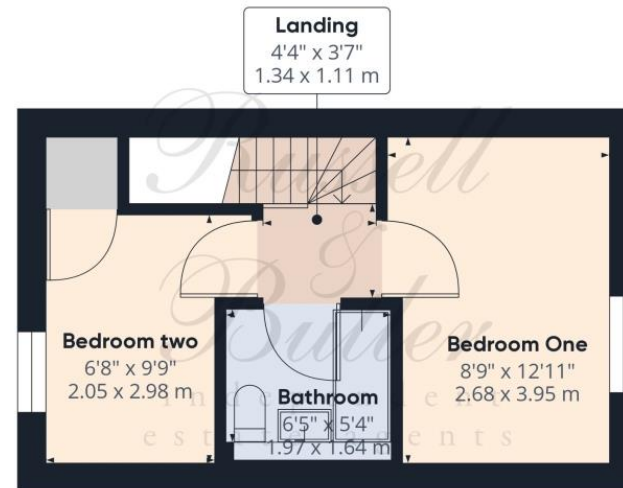
Mortgage Advice

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
526.98 ft²
48.96 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

