

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Meadway, Buckingham, MK18 1BL

## Asking Price £279,995 Freehold

For sale with no upper chain a well presented three bedroom property situated in Buckingham, not far from local amenities and walking distance of the town and local schooling. The property would make a good upsize, downsize or a first time buy. The accommodation fully comprises: Entrance hall, refitted kitchen with various integrated appliances, spacious sitting room with built in storage and leading to a conservatory, first floor landing, plenty of built in storage upstairs, three bedrooms and refitted shower room. To the outside both front & rear gardens. UPVC double glazing. EPC Rating D. NO UPPER CHAIN.



## Entrance

Door to:

## Entrance Hall

Electric heater, stairs rising to first floor.

## Kitchen

2.21m x 2.96m

Refitted to comprise one and a quarter sink unit with mixer tap and cupboard under, work tops over, built in oven and grill, built in hob with extractor over, built in washing machine, built in dryer, built in fridge freezer, built in dishwasher, Upvc double glazed window to front aspect.

## Sitting Room

4.59m Max, 3.32m x 4.14m Max, 3.15m Min

Built in storage cupboard.

## Conservatory

2.98m x 1.91m

Power connected.

## First Floor Landing

Access to loft space.

## Bedroom One

3.22m x 2.74m

Upvc double glazed window to front aspect, built in wardrobe, cupboard housing hot water tank with linen shelving as fitted.

## Bedroom Two

3.30m x 2.26m

Upvc double glazed window to rear aspect.

## Bedroom Three

2.42m x 1.82m

Upvc double glazed window to rear aspect.

## Shower Room

Refitted to comprise fully tiled walk in shower, low level wc, wash hand basin with mixer tap, heated towel rail, tiling to splash areas.

## Outside

### Front Garden

Laid mainly to lawn with shared path leading to property entrance, built in outside storage cupboard.

### Rear Garden

Laid mainly to lawn with paved and gravel area, storage shed.

### Please Note

All mains services connected with the exception of gas.

EPC rating: D

Council Tax Band: B

Flood Risk: Low Risk

Broadband Availability: Standard, Superfast and Ultrafast Broadband Available.

Mobile Phone Availability: EE, Three, O2, Vodafone

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

estate agents



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
 725.45 ft<sup>2</sup>  
 67.4 m<sup>2</sup>

(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.

GBAPPE300

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](http://www.russellandbutler.com)

