

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Frideswide Street, Buckingham, MK18 1ZH

Asking Price £289,950.00 Freehold

A good sized two bedroom semidetached property well situated within walking distance of Buckingham town centre. The property would make an ideal first buy or buy to let investment and benefits from off road parking, rear garden and downstairs WC. The accommodation fully comprises: Entrance Hall, WC, kitchen, lounge/diner with French patio doors leading out to the patio and rear garden, first floor landing, two good sized bedrooms and the family bathroom. Off road parking to the front. EPC rating B. Freehold. Annual maintenance charge is approx. £342 per annum.



Entrance

Door to:

Entrance Hall

9' 10" X 3' 9" (3.00m X 1.15m)

Wood laminate flooring, radiator, stairs rising to first floor.

Cloakroom

White suite of low level wc, corner wash hand basin, tiling to splash areas, radiator, wood laminate flooring, Upvc double glazed window to front aspect.

Sitting Room

13' 10" X 12' 9" (4.23m X 3.90m)

4.23m x 3.9m Max

Upvc double glazed French doors and window to rear garden, wood laminate flooring, large under stairs storage cupboard, two radiators.

Kitchen

10' 1" X 5' 9" (3.09m X 1.76m)

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, a further range of wall, drawer and base units, work tops over, built in electric oven and hob, space for washing machine, space for fridge freezer, space and plumbing for dishwasher, Upvc double glazed window to front aspect.

First Floor Landing

Upvc double glazed window to side aspect.

Bedroom One

9' 7" X 8' 5" (2.94m X 2.58m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Two

12' 9" X 8' 3" (3.90m X 2.54m)

Upvc double glazed window to front aspect, radiator, storage cupboard.

Bathroom

White suite of panel bath with separate shower over. Glazed screen, wash hand basin, low flush W/C, ceramic tiling to splash areas, radiator, extractor fan, wood laminate floor.

Front Aspect

Open plan front garden with allocated parking for 1 car.

Rear Garden

Paved patio with sleeper beds and borders, steps leading down to lawn areas, additional paved patio, timber shed, fully enclosed by panel fencing, outside tap, outside power.

Please Note

All main services connected.

EPC Rating: B

Council Tax Band: C

Flood Risk: Very low risk of flooding

Broadband and Phone coverage.

Standard, Super fast and Ultra fast Broadband available

Three, O2 and Vodafone available both indoors and outdoors

EE limited both indoors and outdoors

N.B.

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.



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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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