

Russell & Butler

independent estate agents

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Downer Close, Buckingham, MK18 7DD

Asking Price £225,000.00 Freehold

A well presented one bedroom house situated on Linden Village in Buckingham, walking distance of the town centre. The property would make an ideal first time or investor purchase and benefits from a garage in a nearby block, UPVC double glazing throughout and a good sized rear garden. The accommodation fully comprises: Entrance, sitting room, kitchen, bedroom, bathroom, garden and garage. No onward chain. Energy rating D.



Entrance

Upvc double glazed entrance door to:

Entrance Lobby

Entrance Hall

Wood laminate flooring, built in storage cupboard, arch to kitchen, open through to sitting room.

Sitting Room

15' 6" X 9' 4" (4.74m Max X 2.85m)

Electric smart radiator, stair rising to first floor, Upvc double glazed French patio door to rear garden, wood laminate flooring.

Kitchen

7' 0" X 6' 4" (2.14m X 1.94m)

Re-fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with extractor hood over, electric oven under, plumbing for automatic washing machine and dishwasher, Upvc double glazed window to rear aspect.

First Floor Landing

Access to loft space, built in wardrobe, airing cupboard housing hot water tank, linen shelving as fitted, open through to bedroom, door to bathroom.

Bedroom Two

9' 4" X 8' 11" (2.87m X 2.73m)

Electric smart radiator, over stairs storage, Upvc double glazed window to rear aspect.

Family Bathroom

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, Upvc double glazed window to rear aspect.

Rear Garden

Gated side access, laid to lawn, paved patio, fully enclosed by timber fencing.

Garage

In a block with up and over door.

Re-roofed approx. September 2023.

Please Note

All main services are connected.

Council tax band B

EPC Rating D

Standard/Superfast and Ultrafast broadband available.

Mobile phone coverage:

Outside EE, O2, Vodafone and Three Likely

Indoor EE, O2, Vodafone and Three Limited

Flood risk:

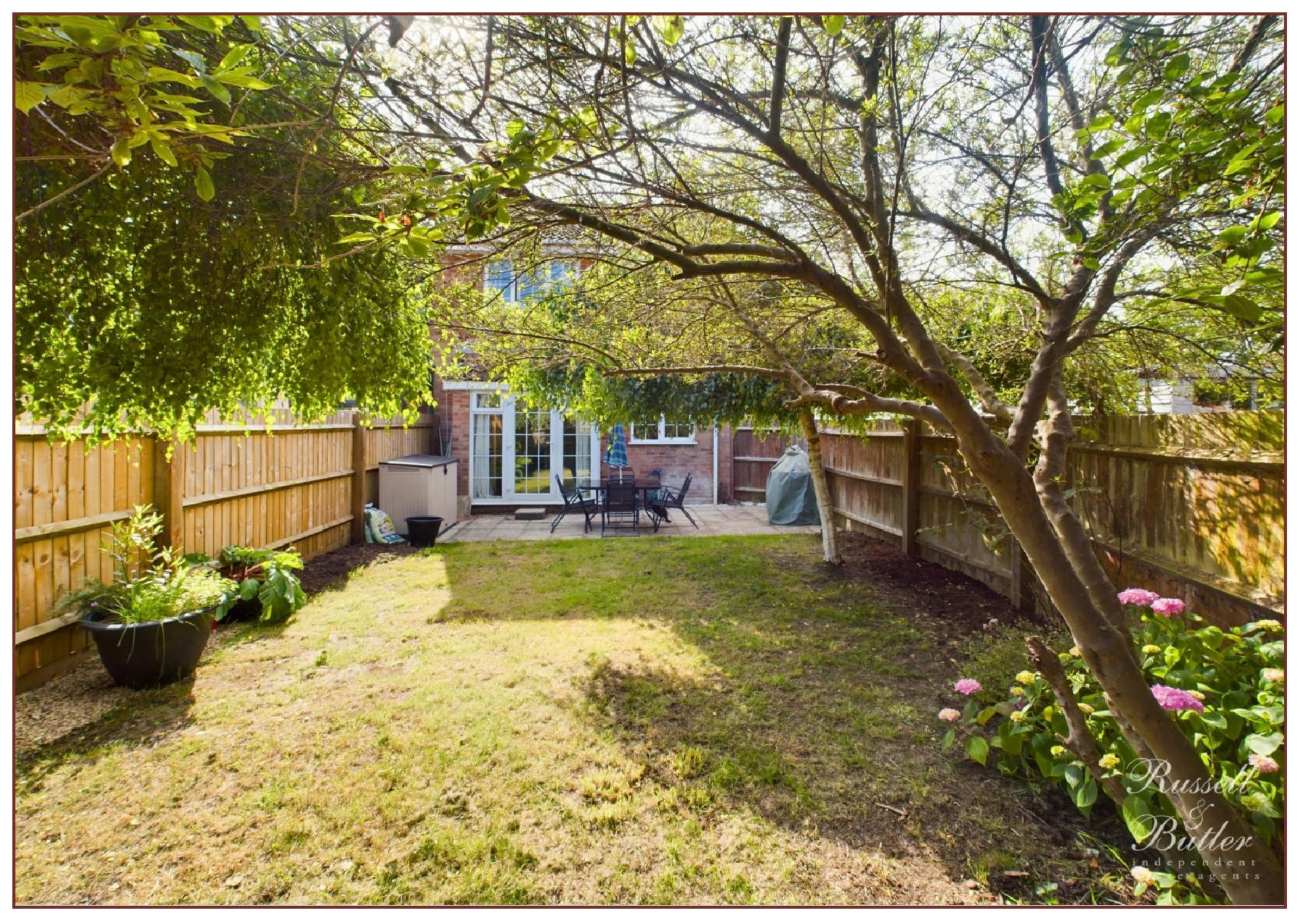
Rivers and the sea: Very low risk

Surface water: Medium risk of flooding

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

Mortgage Advice

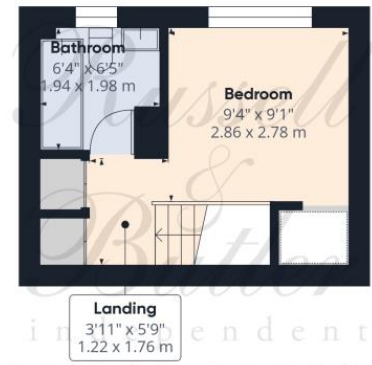
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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



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Floor 0



Floor 1

Approximate total area^m

372.5 ft²
34.61 m²

Reduced headroom

43.3 ft²
4.02 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.

GIRAFFE 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.

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