

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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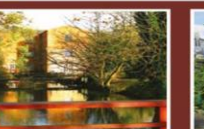
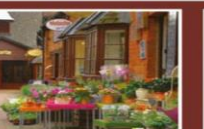


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McKenzie Close, Buckingham, MK18 1SS

Asking Price £199,950.00 Leasehold

A two-bedroom bungalow for the over 55's situated on Mckenzie close which is within walking distance of Buckingham town centre. The accommodation fully comprises: Entrance hall with built in storage, kitchen, lounge/diner with doors onto a courtyard garden, two bedrooms and bathroom. The property is approached via attractive and well-maintained communal gardens. No onward chain. Energy rating D. Leasehold. 99 year lease from 1987. Lease Renewing for a New Owner. Ground Rent/Service charge Approx. £100.57 per month.



Entrance

Replacement composite door to entrance hall.

Entrance Hall

Wall mounted electric heater, double width storage cupboard housing hot water tank and shelving as fitted, Upvc double glazed window to front aspect. Piper alarm pull cord.

Lounge/Diner

20' 2" X 9' 6" (6.17m X 2.90m)

Two wall mounted electric heaters, coving to ceiling, Upvc double glazed window to rear aspect, Upvc double glazed window to front aspect, Upvc double glazed sliding doors to patio garden. max measurements.

Kitchen

7' 9" X 5' 10" (2.37m X 1.80m)

Upvc double glazed window to front aspect, fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap and cupboard under, wall and base units, work tops over, space for washing machine, space for undercounter fridge, space for cooker, wall mounted heater.

Bedroom One

12' 8" X 8' 9" (3.87m X 2.69m)

Built in double width wardrobes with sliding doors, coving to ceiling, wall mounted electric heater, Upvc double glazed window to rear aspect.

Bedroom Two

9' 3" X 5' 11" (2.82m X 1.82m)

Coving to ceiling, Upvc double glazed window to rear aspect, access to loft space.

Bathroom

6' 2" X 5' 2" (1.89m X 1.58m)

Coloured suite of low level wc, wall mounted wash hand basin, panel bath, electric towel rail, Upvc double glazed window to front aspect, fan heater, ceramic tiling to splash areas.

Front Garden

Covered porch with storage cupboard, bench seat.

Rear Garden

Private paved patio enclosed by picket fencing.

Please Note

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing Services in this area.

Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

Parking: Residents and visitor parking available.

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 N 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.





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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