

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Swallow Close, Buckingham, MK18 7ER

Asking Price £247,500 Freehold

A two terraced bedroom mid-terraced house situated at the end of a cul de sac on the popular Badgers development. The property has the benefits of gas to radiator central heating, UPVC double glazing, private rear garden and allocated parking. The accommodation comprises: entrance hall, kitchen and lounge/diner to the rear with sliding patio doors out onto the garden. Upstairs there are 2 bedrooms and the bathroom. Fully enclosed garden to the rear and open plan gardens facing onto a green to the front. EPC rating C. No onward chain.



Entrance

Stairs rising to first floor, ceramic tiled flooring, under stairs storage cupboard.

Sitting Room

11' 9" X 13' 6" (3.60m X 4.14m)

Upvc double glazed sliding doors to rear garden, wood laminate flooring, coving to ceiling, radiator.

Kitchen

8' 9" X 5' 7" (2.69m X 1.71m)

Fitted to comprise inset stainless steel single drainer sink unit, mixer tap with cupboard under, further range of wall, drawer and base units, work tops over, Upvc double glazed window to front aspect, built in four ring gas hob, electric oven under, ceramic tiling to splash areas, space and plumbing for washing machine, built in fridge and freezer.

First Floor Landing

Access to loft space.

Bedroom One

11' 8" X 7' 11" (3.57m X 2.43m)

Double glazed window to rear aspect, radiator.

Bedroom Two

11' 9" X 7' 7" (3.60m X 2.32m)

Upvc double glazed window to front aspect, radiator, cupboard housing gas fired boiler.

Family Bathroom

3' 6" X 6' 9" (1.09m X 2.08m)

White suite of panel bath, low level wc, pedestal wash hand basin, chrome ladder towel rail, ceramic tiling to splash areas.

Front Garden

Open plan with pathway to property entrance.

Rear Garden

North facing, decked area, artificial lawn, fully enclosed by panel fencing.

Please Note

All mains services connected.

EPC Rating: B

Council Tax Band: C

Standard, Superfast & Ultrafast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

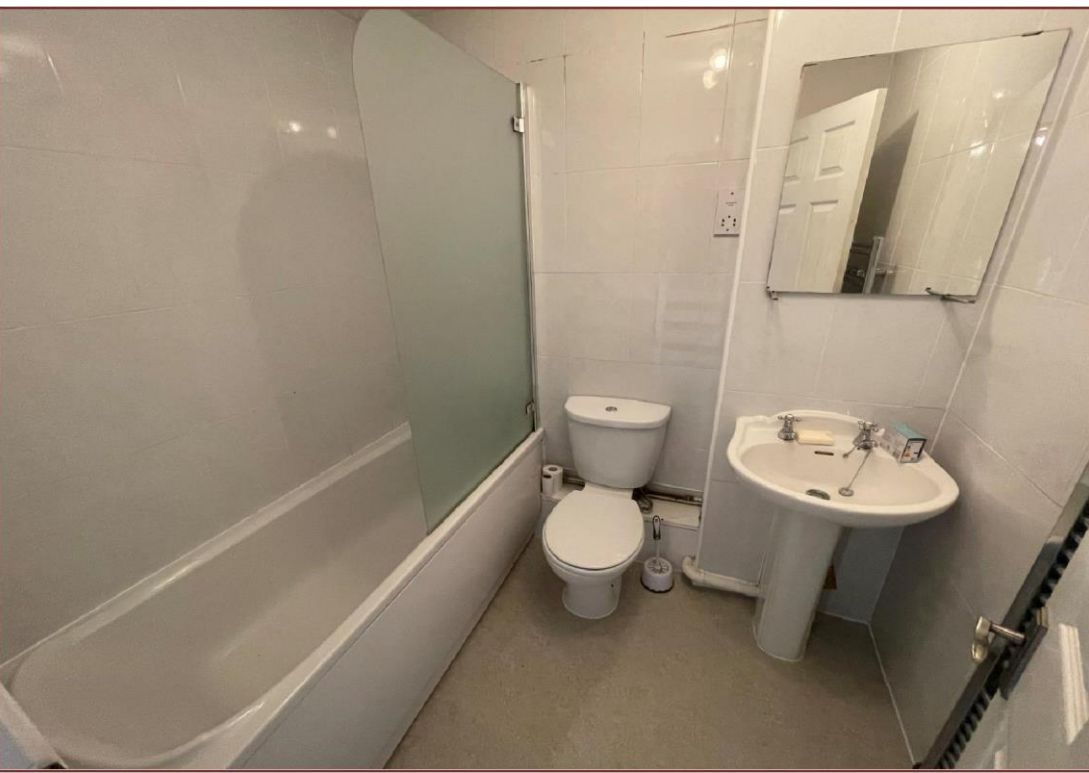
EE, Vodaphone, Three and 02 Voice and Data likely indoors

Three Voice and Data limited indoors

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
501.71 sq^{ft}
46.61 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.

GRAFF360

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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