

Russell & Butler

independent estate agents

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*Russell
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estate agents

March Edge, Buckingham, MK18 7BP

Asking Price £324,995.00 Freehold

A spacious and very well presented two double bedroom (approx. 900sq ft of living space, formally a three bedroom) semi detached family home, situated on the popular Linden Village development. The property is pleasantly situated with views overlooking the park to the front aspect and within close walking distance to Bourton Meadow Academy and the town centre. The accommodation comprises: Sitting room, kitchen/diner open through to the garden room, two double bedrooms and a re-fitted family bathroom. Outside; Front garden laid mainly to lawn with lovely park setting, side access providing timber storage space, enclosed garden to the rear leading up to the single garage. Please note, this property could be made reinstated into a three bedroom property. EPC rating C. Council tax band C.



Entrance

Upvc double glazed door to sitting room.

Sitting Room

16' 0" X 14' 2" (4.88m X 4.33m)

Stairs rising to first floor, Upvc double glazed window to front aspect overlooking the front garden with park views, under stairs storage cupboard housing gas fired combi boiler (2 years old) supplying both domestic hot water and radiator central heating, radiator, wood laminate flooring, metre cupboard.

Kitchen/Diner

9' 4" X 14' 2" (2.87m X 4.32m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, a further range of wall/drawer and base units with work tops over, ceramic tiling to splash areas, space for fridge freezer, space and plumbing for washing machine, space for range cooker, built in bench seating, inset downlighters, radiator, open through to garden room.

Garden Room

6' 10" X 13' 7" (2.09m X 4.16m)

Insulated tiled roof, radiator, Upvc double glazed window and doors to rear garden.

First Floor Landing

Upvc double glazed window to side aspect, access to loft space with ladder and light, large storage cupboard currently being utilised as work/study area.

Bedroom One

10' 5" X 12' 3" (3.20m X 3.75m)

Formerly two bedrooms, a spacious bedroom with two Upvc double glazed windows to front aspect overlooking the park, range of built in wardrobes, additional built-in wardrobe, two radiators.

Bedroom Two

11' 4" X 8' 5" (3.46m X 2.57m)

Upvc double glazed window to rear aspect, radiator, built in wardrobes and built in chest of drawers.

Family Bathroom

7' 11" X 4' 11" (2.43m X 1.51m)

Refitted to comprise white suite of panel bath with shower over, glazed screen, low level wc, pedestal wash hand basin, ladder towel rail, full ceramic tiling to walls, Upvc double glazed window to rear aspect.

Front Garden

Open plan front garden with paved pathway leading to property entrance, laid mainly to lawn, gated side access to front to back timber storage shed with light, power and tap.

Rear Garden

Laid to patio with steps up to an additional patio, built in storage to the side of property with light and power connected, gated rear access, personal door to the single garage.

Single Garage

15' 6" X 10' 0" (4.74m X 3.05m)

Up and over door, light and power connected, personal door to rear garden.

Please Note

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps 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: Garage parking and unallocated parking on street to the rear of property.

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 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.





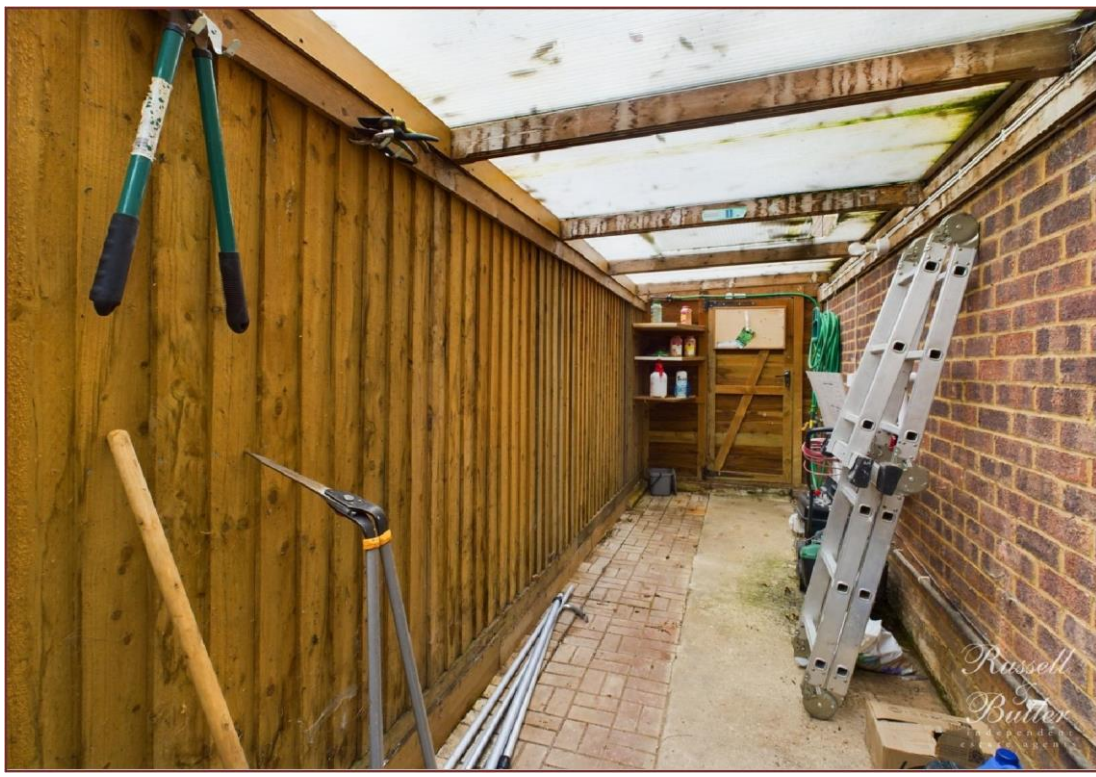
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Approximate total area⁽¹⁾

571.56 ft²

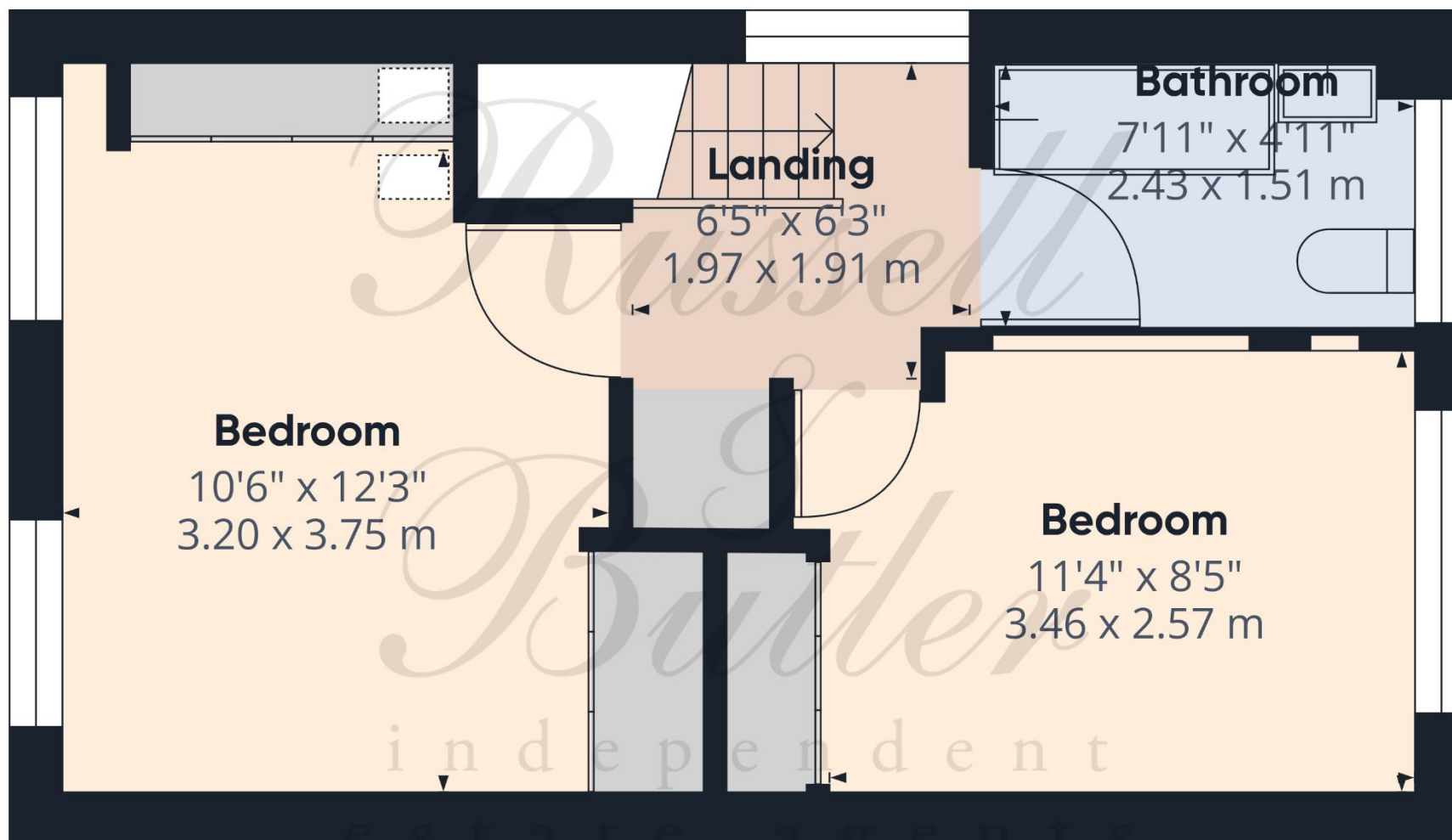
53.1 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

318.94 ft²

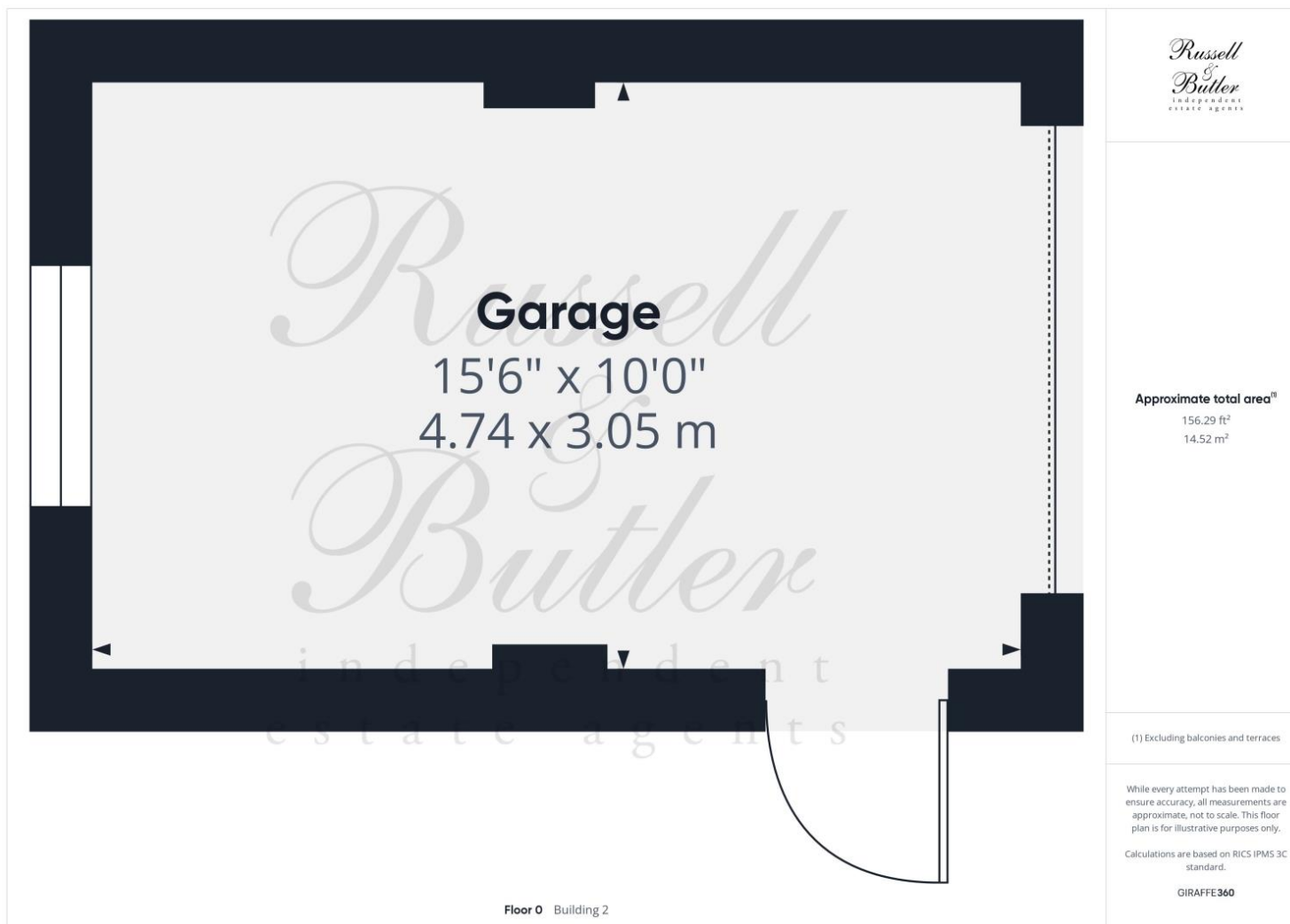
29.63 m²

(1) Excluding balconies and terraces

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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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