

*Russell & Butler*

independent estate agents

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**Nelson Street, Buckingham, MK18 1DA**

**Asking Price £339,995.00 Freehold**

A three double bedroom, mid terrace cottage located in the old part of Buckingham town and offered for sale with no onward chain. Accommodation over three floors comprises: entrance hall, sitting room, dining/family room with French doors leading out onto a courtyard garden, re-fitted kitchen with built in appliances, on the first floor, a spacious light and airy landing, two double bedrooms and the family bathroom with white suite, and to the second floor third bedroom with built in storage cupboards. The property benefits further from a private courtyard garden, Oak part glazed doors to the ground floor, double glazing throughout, gas to radiator central heating and no onward chain. Council Tax Band D. EPC rating C.



## Entrance

Solid wood entrance door to:

### Entrance Hall

Stairs rising to first floor, radiator, door to:

### Sitting Room

*11' 10" X 13' 10" (3.62m X 4.22m)*

Radiator, coving to ceiling, inset down lighters, Upvc double glazed window to front aspect, under stair storage cupboard, door to

### Dining Room

*8' 11" X 17' 0" (2.73m X 5.20m)*

Inset down lighters, radiator, Upvc double glaze French doors to courtyard, door to:

### Kitchen

*8' 6" X 10' 1" (2.61m X 3.09m)*

Fitted to comprise inset single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base and drawer units, work tops over, built in gas hob with electric oven under, extractor hood over, space for fridge freeze, integrated slim line dishwasher, integrate washing machine, cupboard housing 'Worcester' gas fired boiler serving both domestic hot water and radiator central heating, radiator, Upvc double glazed door and window to side aspect.

### First Floor Landing

A spacious first floor landing with stairs leading to second floor, Upvc double glazed window to front aspect, radiator, internal glazed panel.

### Bedroom One

*9' 2" X 10' 8" (2.80m X 3.27m)*

Radiator, Upvc double glazed window to front aspect.

### Bedroom Two

*9' 1" X 10' 5" (2.79m X 3.18m)*

Radiator, Velux window.

Two storage cupboards, radiator, Velux window.

## Bathroom

White suite of panel bath with separate shower over, glazed screen, wash hand basin with vanity unit, cupboards under, chrome ladder/towel rail, low level W/C, ceramic tiling to splash areas, Velux window.

### Second Floor Bedroom Three

*10' 2" X 9' 9" (3.10m X 2.98m)*

### Enclosed Courtyard

Fully enclosed paved courtyard.

#### Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: D

### 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.

#### N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.













Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

904.28 ft<sup>2</sup>

84.01 m<sup>2</sup>

**Reduced headroom**

59.58 ft<sup>2</sup>

5.54 m<sup>2</sup>

(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.

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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