

*Russell & Butler*  
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# Bath Lane Terrace, Buckingham, MK18 1DY

## Asking Price £335,000.00 Freehold

Offered for sale with no onward chain and located on an elevated position, this four bedroom extended semi detached home offers flexible living accommodation and is located within close walking distance to Buckingham town and its amenities, local parks and is also in catchment and walking distance for the Royal Latin Grammar School. The property benefits further from gas to radiator central heating, Upvc double glazing throughout and a west facing rear garden. Accommodation comprises: Entrance hall, sitting room, ground floor bedroom four, kitchen with range cooker and integrated fridge and freezer, open through to the breakfast area and a home office/ playroom. To the first floor, three good sized bedrooms, family bathroom and a separate shower room. EPC Rating awaited.



## **Entrance**

Part glazed door to entrance hall.

## **Entrance Hall**

Stairs rising to first floor, radiator, coving to ceiling, wood laminate floor.

## **Sitting Room**

Coving to ceiling, wood laminate floor, Upvc double glazed window to front aspect, radiator.

## **Ground Floor Bedroom and Office**

11' 1" X 7' 3" (3.39m X 2.21m)

Upvc double glazed window to front aspect, coving to ceiling, double panel radiator, television point.

## **Dining Room**

14' 0" X 6' 5" (4.27m X 1.96m)

Upvc double glazed window to rear aspect, double panel radiator, wood laminate floor.

## **Kitchen/Breakfast Room**

14' 3" X 6' 11" (4.35m X 2.12m)

Fitted to comprise Hi gloss units, one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall and base units, work tops over, ceramic tiling to splash areas, ceramic tiled floor, inset dishwasher, Upvc double glazed window to side aspect, inset downlighters, integrated fridge and integrated freezer, double panel radiator, open through to:

## **Utility/Breakfast Room**

10' 5" X 6' 7" (3.18m X 2.02m)

Wall mounted Logic gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window and door to rear aspect, tiled floor, space and plumbing for washing machine, small Belfast sink, Upvc double glazed window to side aspect, storage cupboard.

## **First Floor Landing**

Double width storage cupboard, access to loft space.

## **Bedroom One**

Two Upvc double glazed windows to front aspect, over stairs storage cupboard, double panel radiator, coving to ceiling.

## **Bedroom Two**

9' 8" X 9' 5" (2.96m X 2.89m)

Upvc double glazed window to rear aspect, double panel radiator, television point, coving to ceiling.

## **Bedroom Three**

11' 2" X 7' 2" (3.41m X 2.20m)

Upvc double glazed window to front aspect, radiator, over stairs storage cupboard, wood laminate floor.

## **Shower Room**

Fully tiled shower cubicle with shower as fitted, wash hand basin and storage under, Upvc double glazed window to rear aspect, low level wc, tiling to splash areas, extractor fan, chrome ladder towel rail.

## **Family Bathroom**

White suite of panel bath with mixer taps, low level wc, wash hand basin with storage under, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, extractor fan.

## **Front Garden**

Enclosed by wrought iron railings, steps leading to property entrance, gravelled patio areas to side.

## **Rear Garden**

West facing rear garden that is fully enclosed and not overlooked, terraced levels, patio, steps leading up to lawn area, timber storage shed, fully enclosed, outside power, outside light, outside tap.

## **Please Note**

All mains services connected.

Council Tax Band: C

EPC Rating: TBC

Standard, super fast and ultra fast broadband available.

Mobile Voice and Data - EE, O2, Vodafone and Three

Flood risk Low

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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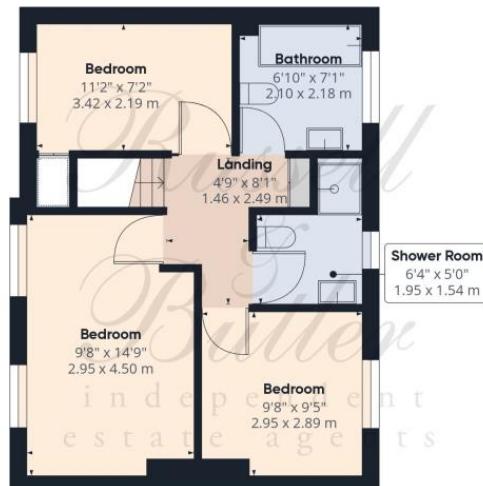
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Floor 0



Floor 1

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

1099.27 ft<sup>2</sup>

102.13 m<sup>2</sup>

**Reduced headroom**

6.43 ft<sup>2</sup>

0.6 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.

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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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