

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Paradine Street, Steeple Claydon, MK18 2GX

Asking Price £389,995

A fabulous three double bedroom semi detached home situated in this popular village location, benefitting from gas to radiator central heating, UPVC double glazing, fitted kitchen diner with full range of integrated appliances, en-suite shower room, double width parking space and a south facing rear garden. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining room, bedroom one with en-suite shower room, two further double bedrooms, family bathroom, parking and garden. 7 YEARS NHBC GUARANTEE REMAINING. Energy rating B.



Entrance

Composite entrance door to:

Entrance Hall

Radiator, Amtico flooring, under stairs storage cupboard, central heating thermostat, LED Downlighting.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, Amtico flooring, Upvc double glazed window to front aspect, LED Downlighting.

Sitting Room

16' 11" X 13' 3" (5.16m X 4.06m)

Double radiator, LED Downlighting, Upvc double glazed French patio floors to rear garden.

Kitchen/Dining Room

17' 2" X 9' 3" (5.24m X 2.82m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, four ring gas hob with electric oven under, integrated fridge freezer, integrated washing machine, integrated dishwasher, extractor hood, LED Downlighting, Upvc double glazed window to front aspect with shutters, Amtico flooring.

First Floor Landing

Access to loft space with light, large over stairs storage cupboard, good size linen cupboard with hanging rail.

Bedroom One

11' 8" X 9' 1" (3.57m X 2.78m)

3.57m x 2.78m Max to front of wardrobe

Radiator, built in wardrobes, Upvc double glazed window to front aspect, central heating thermostat.

En-Suite

8' 5" X 4' 10" (2.58m X 1.48m)

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazed window to front aspect, extractor fan, Amtico flooring, LED downlighting.

Bedroom Two

12' 6" X 8' 3" (3.82m X 2.53m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

6' 5" X 5' 7" (1.96m X 1.72m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, shaver point, ladder towel radiator, Amtico flooring, extractor fan, LED downlighting.

Front

Double width parking space to front, path to gated side access leading to:

Rear Garden

Laid mainly to lawn, good sized paved patio, outside tap, outside lighting. Fully enclosed by timber fencing, south facing.

Please Note

Council Tax Band: D

EPC Rating: B

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 1000Mbps download and 220Mbps 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: Double width parking to front of property

Service charge fee is £328per annum and current ground rent fee is £1.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

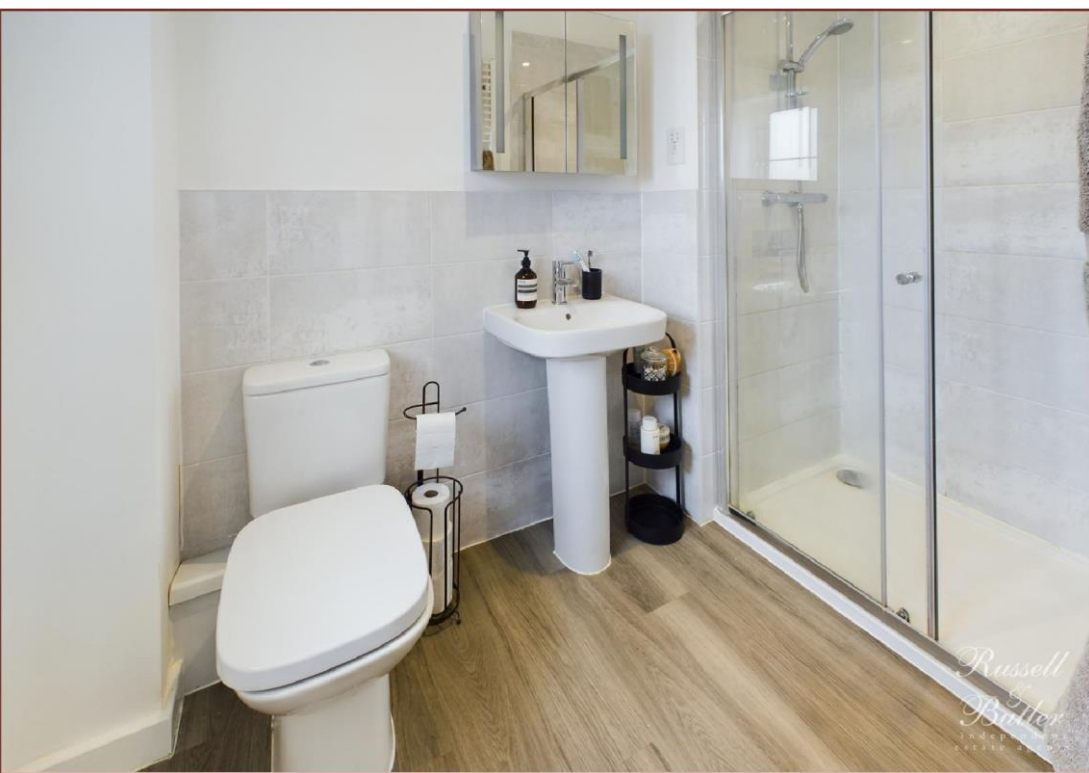
Mortgage Advice

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.

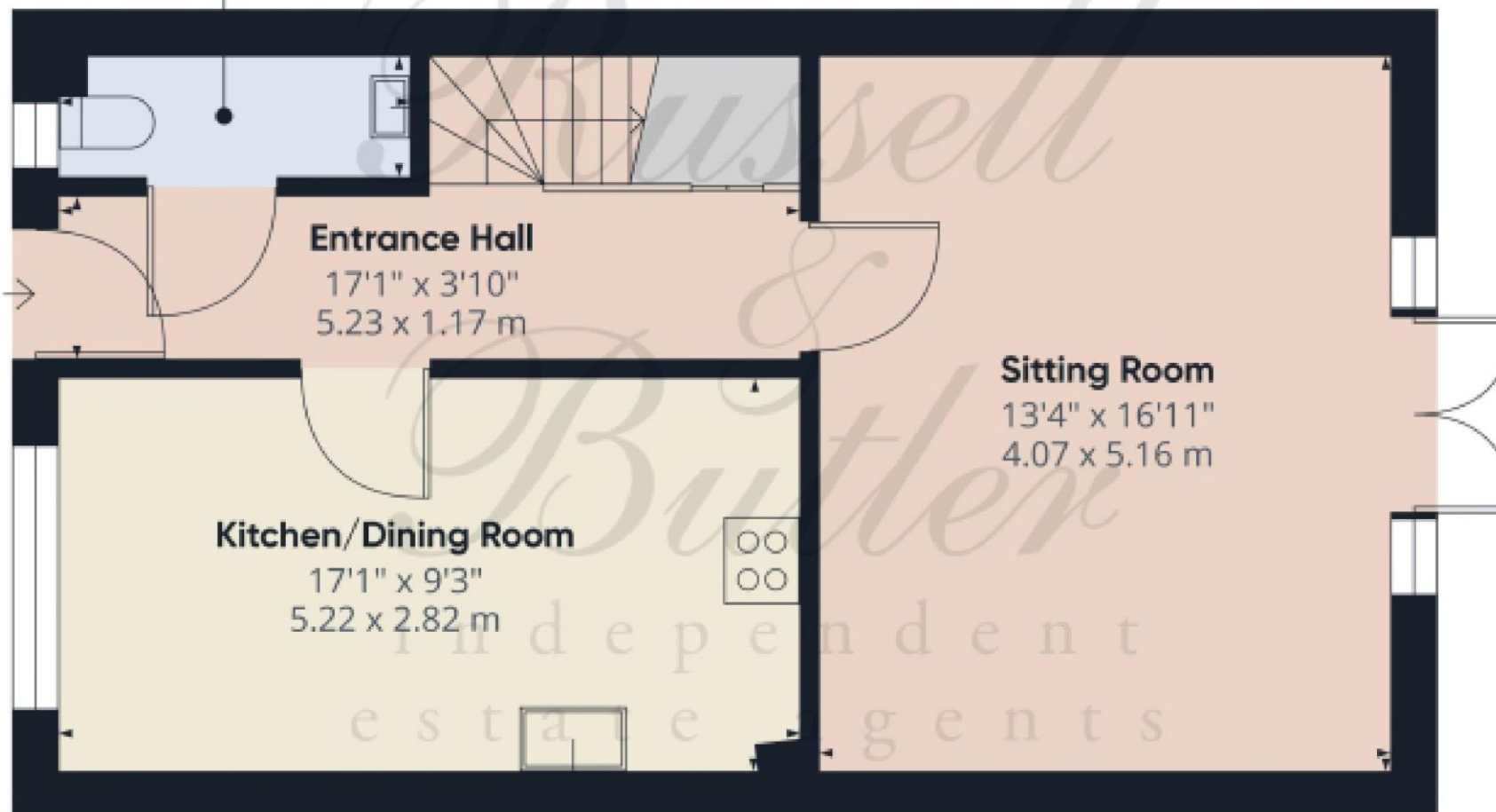




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Cloakroom
8'3" x 2'11"
2.53 x 0.89 m



Entrance Hall
17'1" x 3'10"
5.23 x 1.17 m

Sitting Room
13'4" x 16'11"
4.07 x 5.16 m

Kitchen/Dining Room
17'1" x 9'3"
5.22 x 2.82 m

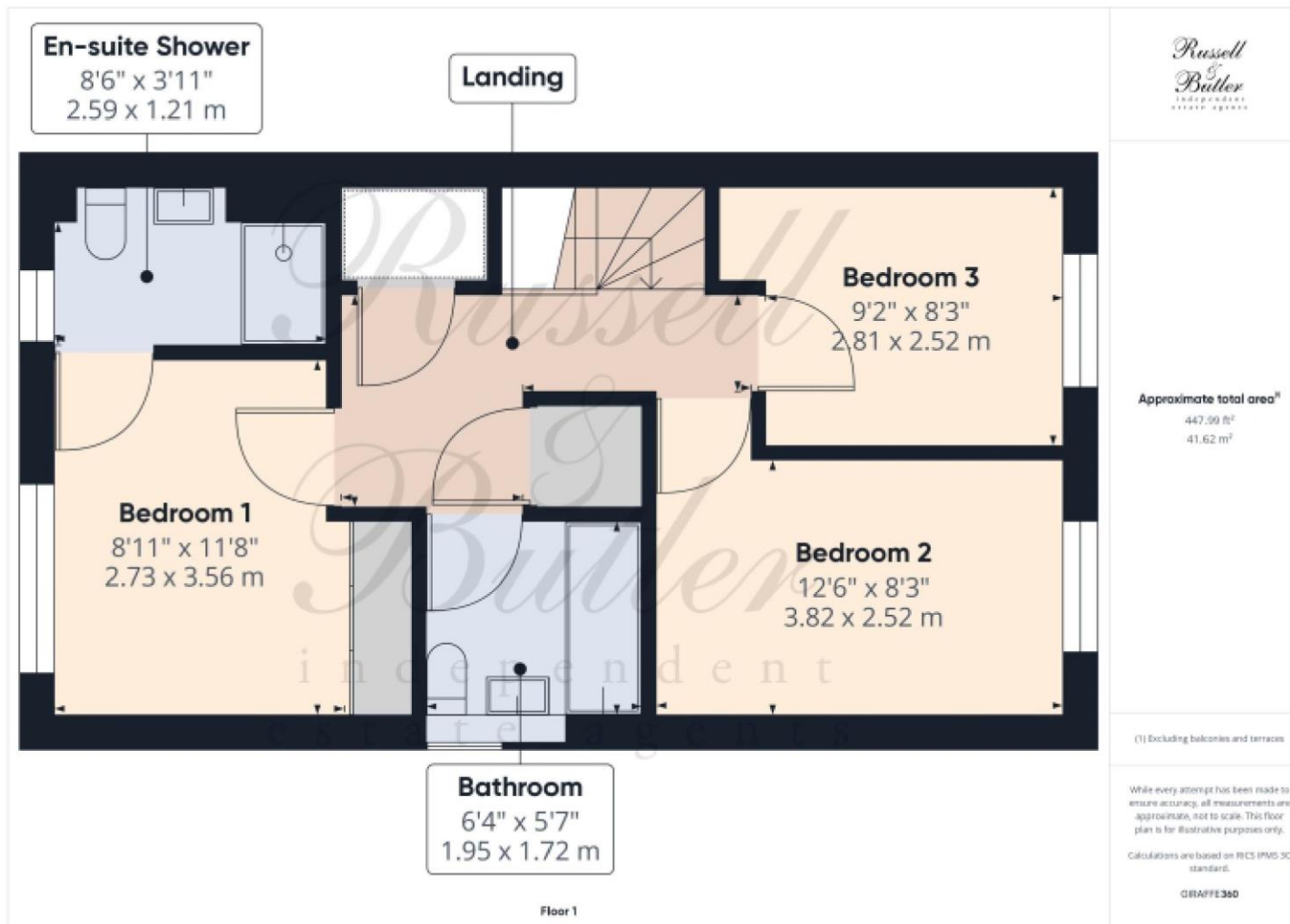
Approximate total area⁽¹⁾
508.06 ft²
47.2 m²

(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.

GRAFFE350



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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