

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



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Bobbins Way, Buckingham, MK18 7SA

Asking Price £269,995.00 Leasehold

A fabulous two bedroom detached coach house offered in excellent order throughout and benefitting from : Gas to radiator central heating, UPVC double glazing, fitted kitchen with integrated appliances, re-fitted shower room, attractive landscaped garden, garage and parking. The accommodation comprises: Entrance hall, sitting/dining room, kitchen, two bedrooms, shower room, garage, parking and garden. Council Tax Band B. Energy rating B. Leasehold.



Entrance

Composite entrance door to:

Entrance Hall

Stairs rising to first floor.

First Floor Hall

Radiator, Upvc double glazed window to rear aspect.

Shower Room

6' 4" X 5' 8" (1.94m X 1.75m)

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, double radiator, inset downlighting, Upvc double glazed window to rear aspect, built in storage cupboard, extractor fan.

Sitting/Dining Room

18' 0" X 11' 7" (5.49m X 3.55m)

Two double radiators, Upvc double glazed window to front aspect, open through to kitchen.

Kitchen

9' 2" X 6' 8" (2.80m X 2.05m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, four ring gas hob, electric oven under, extractor hood over, inset downlighting, integrated washing machine, integrated fridge freezer, Upvc double glazed window to rear aspect, cupboard housing "Ideal" gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Bedroom One

18' 3" X 8' 7" (5.57m X 2.64m)

5.57m Max x 2.64m Max

L-shaped

Radiator, built in wardrobe, two Upvc double glazed windows to front aspect.

Bedroom Two

10' 0" X 8' 7" (3.07m X 2.64m)

Upvc double glazed window to side aspect, radiator.

Garden

Attractive

landscaped garden with large paved patio, well stocked raised flower beds, shingle area with circular flower bed and tree, fully enclosed.

Please Note

Council Tax Band B.

EPC Rating B.

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains drainage. Heating: Gas.

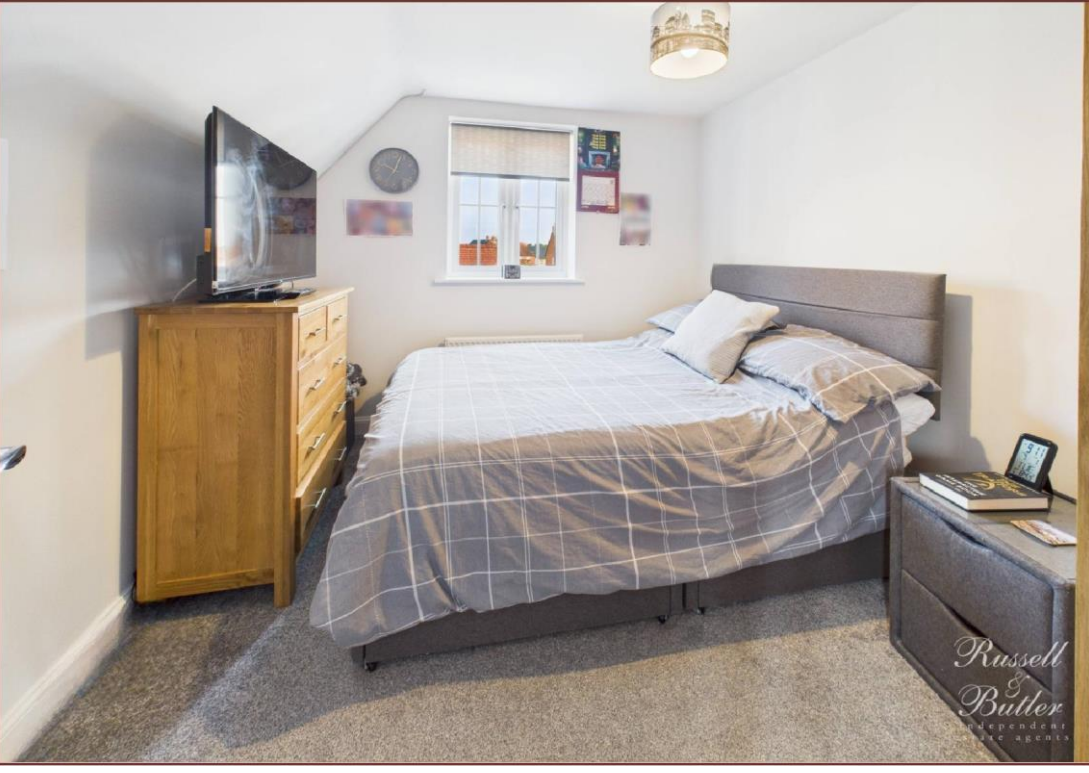
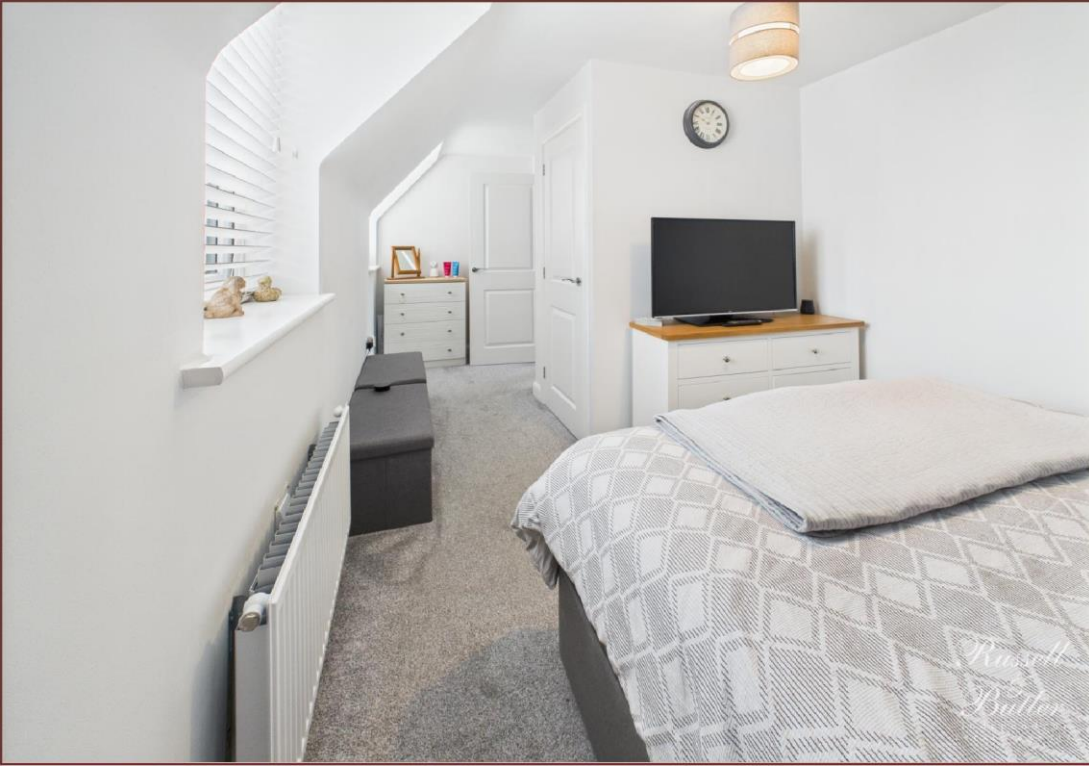
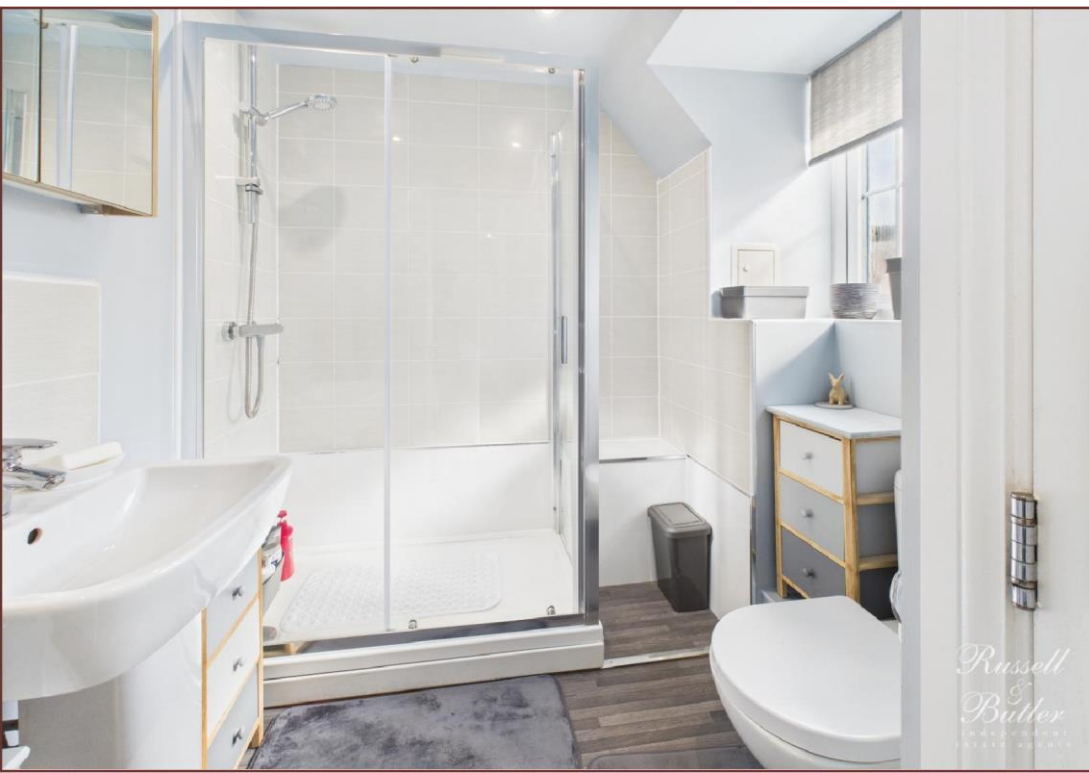
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra Fast broadband available. Offering highest speeds of 1800 Mbps download and 1000 Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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.

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

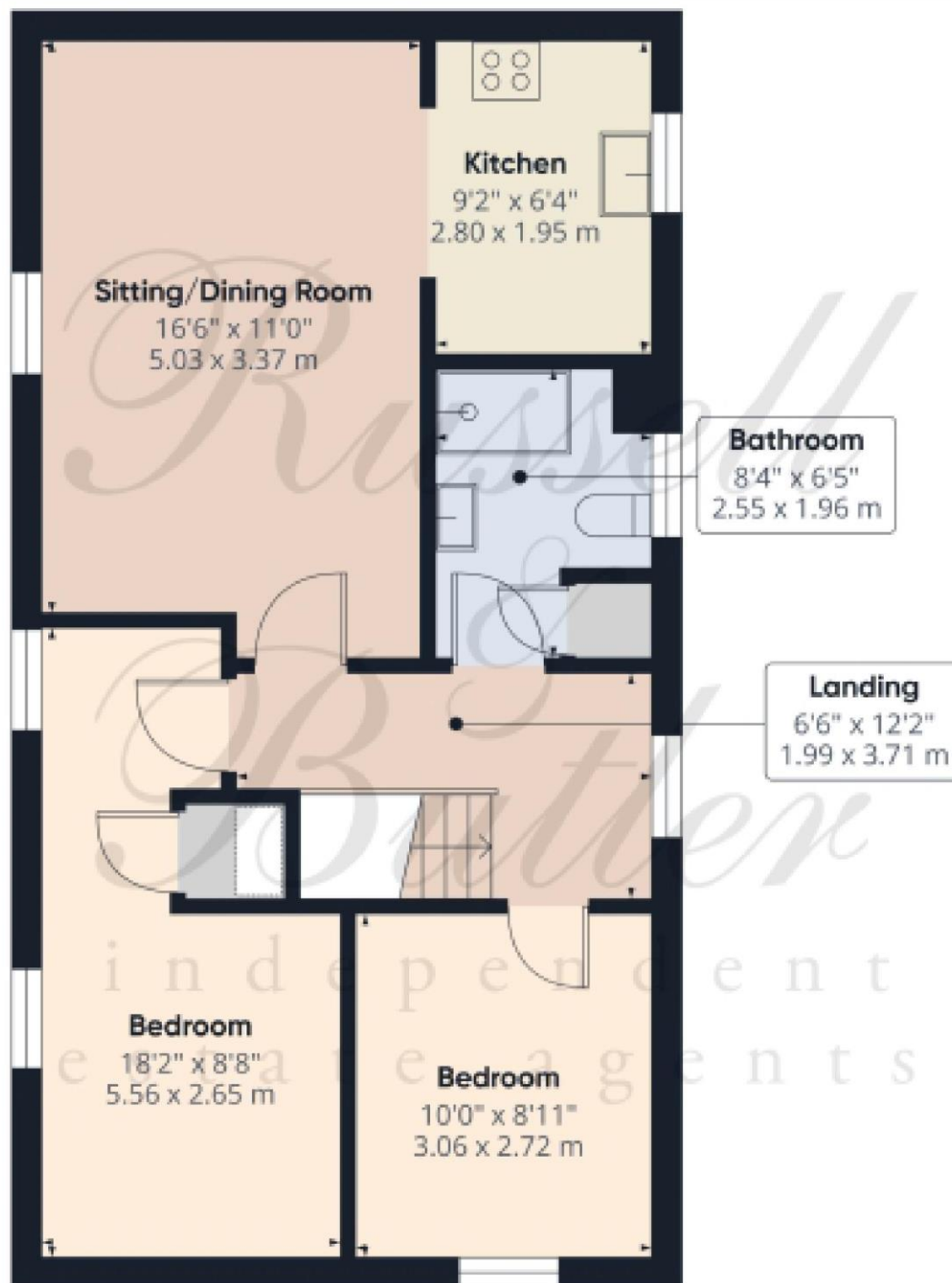
Mortgage Advice

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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Floor 1

Approximate total area⁽¹⁾

576 ft²

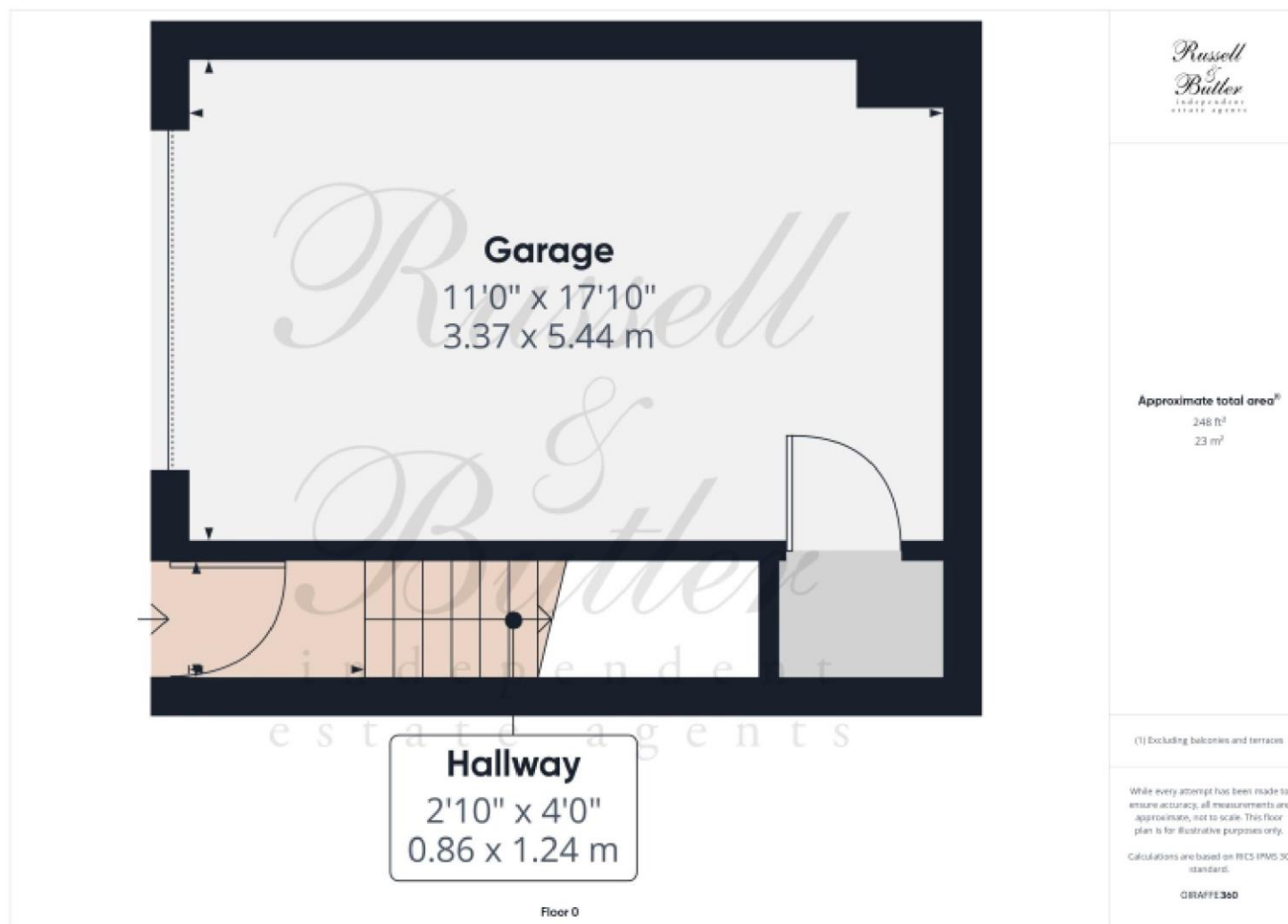
53.7 m²

(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.

GRAFFE360



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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