

*Russell & Butler*

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# Mitre Street, Buckingham, MK18 1DW

## Asking Price £249,995.00

For sale with no upper chain, a well presented and in good order one bedroom property benefiting from a further room on the first floor which could be used as a home office or dressing room. The accommodation of the property fully comprises: Sitting room with wood burner, step leading down to the kitchen, first floor landing, main bedroom with a further room offering a variety of uses and white bathroom suite. The property has plenty of built in storage as well as a rear garden which is a good size with plenty of outside storage. EPC rating E. NO UPPER CHAIN.



## **Entrance**

Door to;

## **Sitting Room**

3.45m max, 3.11 min to front of fireplace x 3.41m max

Fireplace with log burner, electric radiator, single glazed sash window to front aspect.

## **Kitchen**

3.44m max x 2.95m max

Fitted to comprise inset one and a quarter drainer stainless steel sink unit with cupboard under, base, drawer & eye level units, tiling to splash areas, wooden worktops, Integrated electric oven, four ring electric hob, extractor fan over and integrated under counter fridge, electric radiator, single glazed window to rear aspect, UPVC double glazed door to rear garden.

## **First Floor Landing**

Stairs rising from ground floor, storage cupboard situated at the bottom of stairs, access to loft space.

## **Bedroom**

3.36m x 3.04m to front of storage

Built in storage cupboards, electric heater, single glazed sash window to front aspect.

## **Study/Dressing Room**

2.19m x 1.61m

Airing cupboard with shelving, built in wardrobe with hanging rail, electric radiator, single glazed window to rear aspect.

## **Bathroom**

Suite comprising panel bath with electric shower over, pedestal wash hand basin, low level W.C, wall mounted fan heater, ceramic tiling to splash areas, single glazed window to rear aspect.

## **Outside**

### **Rear Garden**

The garden is enclosed with paved terrace area, established shrubs & trees, two outside storage sheds one with power & plumbing for a washing machine.

### **Please Note**

Please Note: The rear portion of the garden is not on the title plan for 6 Mitre street, this part of the garden is on a peppercorn rent.

Please Note: The photos and video tour were created prior to the tenant moving in.

All mains services connected with the exception of gas.

EPC Rating: E.

Council Tax Band: B.

Flood Risk: Rivers: Very Low Risk of Flooding, Surface Water: High Risk.

Broadband: Standard and Superfast and available.

Mobile: EE, Three, O2 and Vodafone Voice and Data Likely both indoors and outdoors.

Measurements on floor plan are approximately 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.



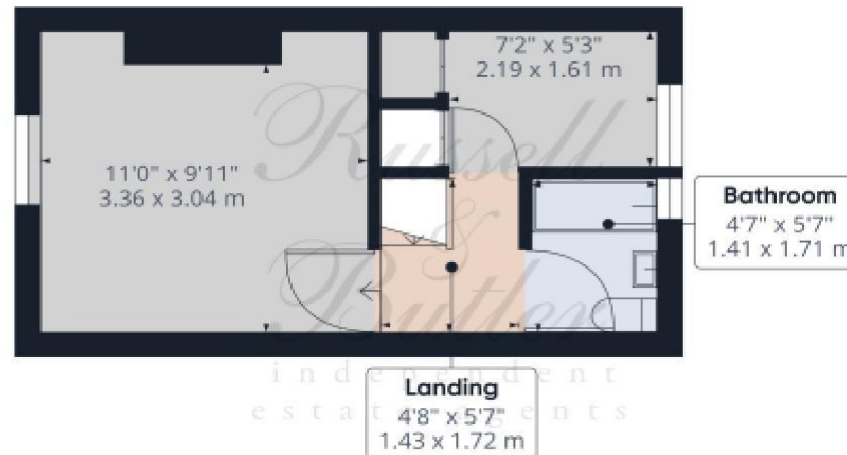


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Floor 0



Floor 1

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

439.13 ft<sup>2</sup>  
40.8 m<sup>2</sup>

Reduced headroom

4.05 ft<sup>2</sup>  
0.38 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.

CB1APPE390

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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