



Connells

Bourton Road
Buckingham



Property Description

A THREE BEDROOM property located within walking distance of Buckingham Town Centre. This property benefits from an OUTBUILDING TO THE REAR, GENEROUS DOWNSTAIRS LIVING SPACE and an En-suite to the master bedroom.

The Downstairs comprises of a lounge, dining room, kitchen, utility room and the main family bathroom. The lounge is spacious with a high ceiling and built in shelving. The dining room provides an additional space for entertaining and houses a storage cupboard as well as access to the Utility room. The kitchen layout provides maximum worktop space and storage cupboards to suit modern family living with the family bathroom hosting a three piece suite. There is access to the garden via a door off of the kitchen.

The first floor comprises access to all three bedroom. Of the bedrooms, two are doubles and one single with built in cupboards. The master bedroom benefits from an En-suite shower room.

To the front of the property there is an easily maintained garden space that wraps around the property. Subject to the necessary consents this could be used as off road parking. The rear garden is paved throughout and offers an additional multi use outbuilding. There is some further garden space accessible via the outbuilding. There is a gate situated to the rear of the property in order to access the allotments behind. The rear garden benefits from not being overlooked.

Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.



Entrance Hall

Lounge

Irregular Shaped Room 13' 5" max x 11' 3" (4.09m max x 3.43m)
Measurement includes door recess.

Dining Room

11' 3" x 12' 7" max narrowing to 10' 4" (3.43m x 3.84m max narrowing to 3.15m)
Allowing cupboard and door recess in minimum measurements

Utility Room

11' 3" x 3' 2" (3.43m x 0.97m)

Bathroom

Kitchen

7' 7" x 10' 4" (2.31m x 3.15m)

Landing

Master Bedroom

8' 5" max x 13' 4" max narrowing to 8' 3" min (2.57m max x 4.06m max narrowing to 2.51m min)

En Suite

Bedroom 2

11' 3" x 8' 8" max narrowing to 6' 5" min (3.43m x 2.64m max narrowing to 1.96m min)
Allowing for wardrobe space

Bedroom 3

7' 2" x 5' 5" (2.18m x 1.65m)

Walking In Wardrobe

5' 2" x 3' 9" (1.57m x 1.14m)

Rear Garden





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BUK305621

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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