



**Connells**

Hamilton Close  
Buckingham



### Property Description

A modern and well equipped THREE BEDROOM SHARED OWNERSHIP (100%) property on a new development within walking distance of Buckingham Town Centre.

Upon entering the front door you are drawn into the property by an enticing hallway, a downstairs WC/cloakroom and doors to the main lounge and kitchen. The lounge/dining room is substantial, tastefully decorated and provides access to the rear garden through attractive French doors. The kitchen is modern, full of storage space with units spanning three walls and well equipped with multiple built in appliances.

The first floor features a bright and airy landing that leads into three generous bedrooms. The master bedroom runs the width of the house overlooking the rear garden and beyond. The second and Third bedroom are both spacious and well-presented continuing the tasteful décor. The modern fitted family bathroom is extremely attractive and well equipped with additional cupboard space for storage.

To the front of the property, there is allocated parking for two vehicles. The rear garden is private and has been tastefully landscaped and maintained to a good standard.

### Agent Notes

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### Agent Note 2

This property is currently under shared ownership with 50% ownership by the vendor. The property is offered to market with the option to purchase 100% in conjunction with Hightown Housing Association who would need to be contacted to ensure any criteria are met by the interested party.

### Mortgage Services

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



**Cloakroom**

**Living Room**

18' 7" x 14' 5" ( 5.66m x 4.39m )

**Kitchen**

13' 1" x 6' 8" ( 3.99m x 2.03m )

**Bedroom 1**

14' 5" x 10' 3" ( 4.39m x 3.12m )

**Bedroom 2**

14' 9" x 7' 1" ( 4.50m x 2.16m )

**Bedroom 3**

11' 4" x 7' 2" ( 3.45m x 2.18m )

**Bathroom**





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

**T 01280 822 727**  
**E buckingham@connells.co.uk**

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 BUCKINGHAM MK18 1HL

**EPC Rating: B**

**view this property online [connells.co.uk/Property/BUK306858](http://connells.co.uk/Property/BUK306858)**



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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Property Ref: BUK306858 - 0002