

*Russell & Butler*

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# Mayflower Street, Buckingham, MK18 7RN

Asking Price £364,995.00

A three bedroom three storey town house ideally located within walking distance of local schooling including The Royal Latin Gramma School. The property has the advantages of gas to radiator central heating, UPVC double glazing, En-suite with double width shower, west facing rear garden and a double width parking space. The accommodation comprises: Entrance hall, cloakroom, kitchen, sitting/dining room, two first floor bedrooms, first floor bathroom with separate shower cubicle, second floor master bedroom with En-suite shower room, rear garden and parking. Energy rating B.



## Entrance

Entrance door to:

### Entrance Hall

Ceramic tiled floor. Stairs to first floor. Radiator.

### Cloakroom

White suite comprising: Pedestal wash hand basin. Low level W.C. Ceramic tiled splash areas. Ceramic tiled floor. Extractor fan. Radiator.

### Sitting/Dining Room

*15' 5" X 14' 7" (4.71m X 4.46m)*

Two radiators. Under stairs storage cupboard. UPVC double glazed French patio doors to rear garden.

### Kitchen

*10' 8" X 8' 3" (3.26m X 2.54m)*

Minimum.

Inset single drainer stainless steel sink unit with monobloc mixer taps cupboard under. Further range of base and eye level units, rolled edged work surfaces, ceramic tiled splash areas. Four ring gas hob with electric oven under, extractor canopy over. Plumbing for automatic washing machine and dishwasher. Cupboard housing "Ideal" gas fired boiler serving central heating and domestic hot water. Radiator. Ceramic tiled floor. UPVC double glazed window to front aspect.

### First Floor Landing

Airing cupboard housing hot water tank and immersion heater. Linen shelf as fitted. Stairs to second floor.

### Bedroom Two

*13' 0" X 9' 1" (3.97m X 2.77m)*

Max.

Radiator. UPVC double glazed window to front aspect.

### Bedroom Three

*10' 5" X 8' 8" (3.18m X 2.65m)*

To front of wardrobes.

Radiator. Built in wardrobes. UPVC double glazed window to front aspect.

### Family Bathroom

*8' 5" X 6' 0" (2.58m X 1.85m)*

White suite comprising: Panel bath. Separate fully tiled shower cubicle. Pedestal wash hand basin. Low level W.C. Ceramic tiled splash areas. Ceramic tiled floor. Extractor fan. UPVC double glazed window to front aspect.

### Second Floor Landing

Open through to bedroom 1.

### Bedroom One

*19' 5" X 15' 6" (5.94m X 4.73m)*

Max.

Two radiators. Fitted wardrobes. Access to loft space. Two Velux windows to rear aspect. UPVC double glazed window to front aspect.

### En-Suite

*8' 9" X 3' 10" (2.69m X 1.19m)*

White suite comprising: Double width shower cubicle. Pedestal wash hand basin. Low level W.C. Ceramic tiled splash areas. Radiator. Extractor fan. Ceramic tiled floor. Shaver point.

### Outside

Double width parking space to front. Gated pedestrian rear access to rear garden.

### Rear Garden

Laid to lawn with flower and shrub border. Paved patio. Fully enclosed by timber fencing. West facing.

### Please Note

All mains services connected.

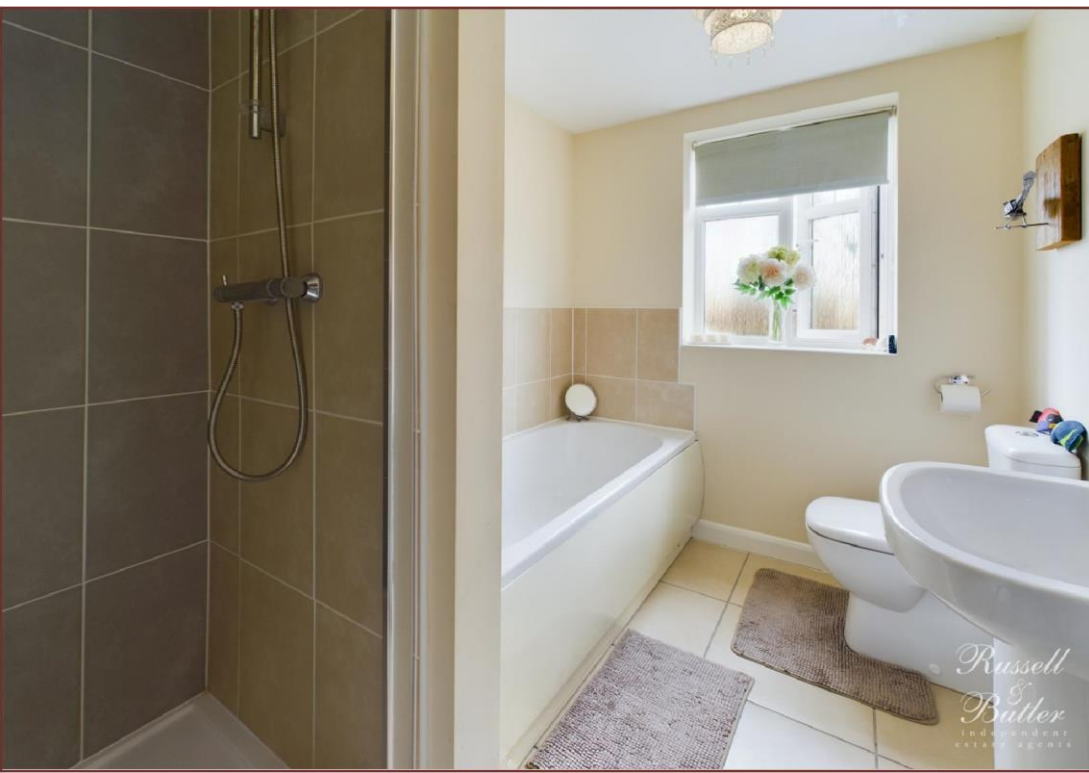
Council Tax Band D.

Energy rating B.

Management charge approximately £300 per annum.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.





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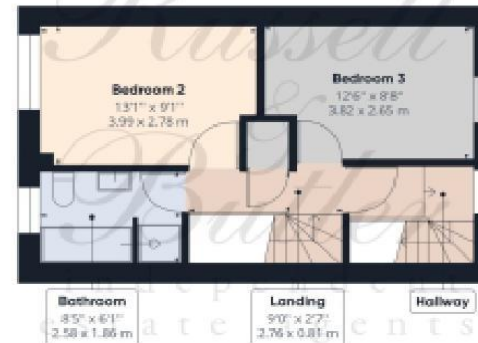


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Floor 0



Floor 1



Floor 2

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

1031.79 ft<sup>2</sup>  
95.86 m<sup>2</sup>

Reduced headroom

24.98 ft<sup>2</sup>  
2.32 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.

GRAFFLE 340

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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