Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com

Wharf Hill Cottages Stratford Road, Buckingham, MK18 7AT

Asking Price £275,000 Freehold

A two bedroom mid terraced cottage situated in a lovely off road location not far from Buckingham"s town centre. The property benefits from LP gas to radiator central heating, an open fireplace, a separate dining room, a large first floor bathroom, good sized garden to front and a particularly good sized rear garden providing plenty of space for a garden office or summerhouse etc. Although not allocated there is easy parking adjoining the cottages there is NO ONWARD CHAIN. The accommodation comprises: Entrance hall, sitting room, dining room, kitchen, rear lobby, Lean to, two bedrooms and bathroom. Energy rating F.

Open Porch

Entrance

Solid wood entrance door.

Entrance Hall

Stairs rising to first floor, ceramic tiled floor, doors to sitting and dining room.

Sitting Room

3.96m x 3.58m
Open fireplace, double radiator, sealed unit double glazed windows to front and rear aspects.

Dining Room

2.88m Max x 2.26m
Double radiator, ceramic tiled floor, ornamental cast iron fireplace, open through to kitchen, sealed unit double glazed window to front aspect.

Rear Lobby

Under stairs storage cupboard, door to sitting room, ceramic tiled floor, open through to:

Lean To

Door to rear garden, windows to side and rear aspects, ceramic tiled floor.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

3.96m x 3.46m
Double radiator, sealed unit double glazed windows to front and rear aspects, cupboard housing "Worcester" LP gas fired boiler supplying both central heating and domestic hot water.

Bedroom Two

2.96m x 2.26m

Double radiator, sealed unit double glazed window to front aspect.

Family Bathroom

2.24m to airing cupboard x 2.22m
White suite of panel bath with "Triton" electric shower, wash hand basin with cupboard under, low flush wc, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, shelving to side.

Front Garden

Enclosed front garden which is laid to lawn with flower and shrub borders.

Rear Garden

Laid to lawn with well stocked flower and shrub borders, patio, hard standing for shed, attached brick built storage shed with light.

Parking

Although there is no specific allocated parking space, parking is freely available close to the property.

Please Note

All mains services connected with the exception of gas. Central heating is via bottled gas.
EPC Rating: F.
Council Tax Band: C
There is a shared pedestrian rear access that runs from number one to number four.
There is a shared pedestrian front access that runs from number one to number four which divides the cottages from their front gardens.

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 Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others.

Dining Room
9'5" x 7'4"
2.87 x 2.25 m

Kitchen
9'9" x 7'5"
2.99 x 2.28 m

2'8" x 6'0"
0.84 x 1.83 m

Hallway
2'7" x 3'2"
0.79 x 0.97 m

Lean To
6'7" x 6'9"
2.02 x 2.08 m

Sitting Room
12'11" x 10'6"
3.96 x 3.23 m

Floor 0

Bedroom Two
9'4" x 7'4"
2.85 x 2.25 m

Bathroom
10'0" x 7'4"
3.05 x 2.25 m

Landing
3'0" x 5'7"
0.92 x 1.72 m

Bedroom One
12'11" x 11'4"
3.96 x 3.46 m

Floor 1

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Approximate total area
696.93 ft²
64.75 m²

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.

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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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