

Russell & Butler

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Vicarage Lane, Buckingham, MK18 2PR

Asking Price £285,000.00 Freehold

A very well presented two bedroom cottage, situated in a village location and benefitting from gas to radiator central heating, Upvc double glazing, refitted kitchen, refitted bathroom and a good sized rear garden. The accommodation of the property fully comprises: Sitting room open through to the kitchen area, stairs leading up to the first floor landing, two good sized bedrooms and bathroom with a white suite. The rear garden is a good size and benefits from gated rear access. Energy rating B.



Entrance

Upvc double glazed entrance door to:

Open Plan Living

Sitting Room

16' 1" X 11' 8" (4.92m X 3.58m Max into recess)

Two radiators, Upvc double glazed window to front aspect, stairs rising to first floor, inset downlighters, mains smoke alarm, open through to:

Kitchen

10' 10" X 8' 6" (3.31m Max X 2.61m Max.)

Fitted Kitchen comprising inset stainless steel sink unit with mono bloc mixer tap, cupboard under, a range of base, eyelevel and drawer units, straight edge work surfaces, four ring gas hob and electric oven with extractor over, plumbing for washing machine, space for fridge/freezer, wood laminate floor, inset downlighters, mains smoke alarms, Upvc double glazed window to rear aspect, Upvc double French patio door to rear garden.

First Floor Landing

Access to loft space, cupboard housing 'Ideal' gas fired combi boiler supplying both central heating and domestic hot water, mains smoke alarm, inset down lighters.

Bedroom One

11' 8" X 8' 7" (3.57m Max x 2.63m Max)

Radiator, inset downlighters, Upvc double glazed window to front aspect.

Bedroom Two

10' 10" X 8' 6" (3.31m X 2.61m)

Radiator, Upvc double glazed window to rear aspect, inset downlighters.

Bathroom

White suite of L-Shaped bath with mixer tap and shower attachment, glazed screen, wash hand basin with cupboard under, low level wc, wood laminate floor, extractor fan, ladder towel rail, inset downlighters.

Outside

Front Aspect

Laid to shingle, hard standing with path to property entrance, outside light, rear access.

Rear Garden

Paved, grass and gravel areas, fully enclosed by timber fencing, outside lighting, outside power point, outside tap.

Please Note

All mains services connected.

EPC Rating: B.

Council Tax Band: C.

Flood Risk: Rivers: Very Low Risk of Flooding.

Surface Water: Very Low Risk of Flooding.

Broadband: Standard and Superfast available.

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

EE, Three Voice and Data limited 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.



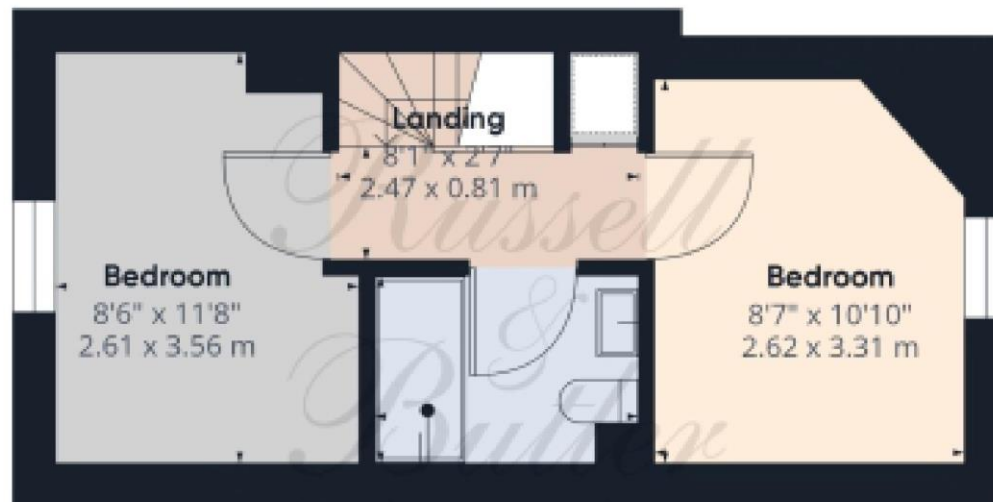


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Floor 0



Bathroom
 7'2" x 5'8"
 2.20 x 1.74 m

Floor 1

Approximate total area⁽¹⁾

524.17 ft²
 48.7 m²

Reduced headroom

30.15 ft²
 2.8 m²

(1) Excluding balconies and terraces

(2) 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.

GB14/PE360

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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