

Russell & Butler

independent estate agents

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Small Crescent, Buckingham, MK18 7DE

Asking Price £209,995.00 Freehold

An ideal starter home or investment opportunity, a one double bedroom cluster home located on the popular Linden Village development which is within walking distance to local parks and Buckingham town centre. The property benefits from gas to radiator central heating, Upvc double glazing and no onward chain. The accommodation comprises: entrance porch, lounge/diner with French doors leading out to the rear garden, kitchen, first floor double bedroom with built in storage, bathroom with white suite and enclosed garden to the rear. EPC rating C.



Entrance

Upvc double glazed door to entrance porch.

Entrance Porch

Cloaks storage space, part glazed door to lounge/diner.

Lounge/Diner

9' 6" X 12' 4" (2.91m X 3.77m)

Storage/meter cupboard, radiator, stairs rising to first floor, Upvc double glazed French doors to patio and rear garden.

Kitchen

6' 9" X 6' 0" (2.07m X 1.85m)

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, Upvc double glazed window to rear aspect, ceramic tiling to splash areas, breakfast bar, space and plumbing for automatic washing machine, built in electric oven and hob over, breakfast bar.

Bedroom One

Upvc double glazed window to rear aspect, radiator, large built in wardrobe, cupboard housing gas fired combi boiler supplying both domestic hot water and radiator central heating.

Bathroom

6' 2" X 6' 1" (1.88m X 1.87m)

White suite of panel bath with separate shower over, low level wc, pedestal wash hand basin, chrome ladder towel rail, Upvc double glazed window to rear aspect, ceramic tiling to splash areas.

Rear Garden

Fully enclosed with panel fencing, paved patio, laid mainly to lawn, outside tap, gated side access.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: B.

Flood Risk: Rivers: Very Low Risk of Flooding.

Surface Water: Very Low Risk of Flooding.

Broadband: Standard, Superfast and Ultrafast available.

Mobile:

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

EE, O2 and Vodafone Voice and Data limited indoors.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

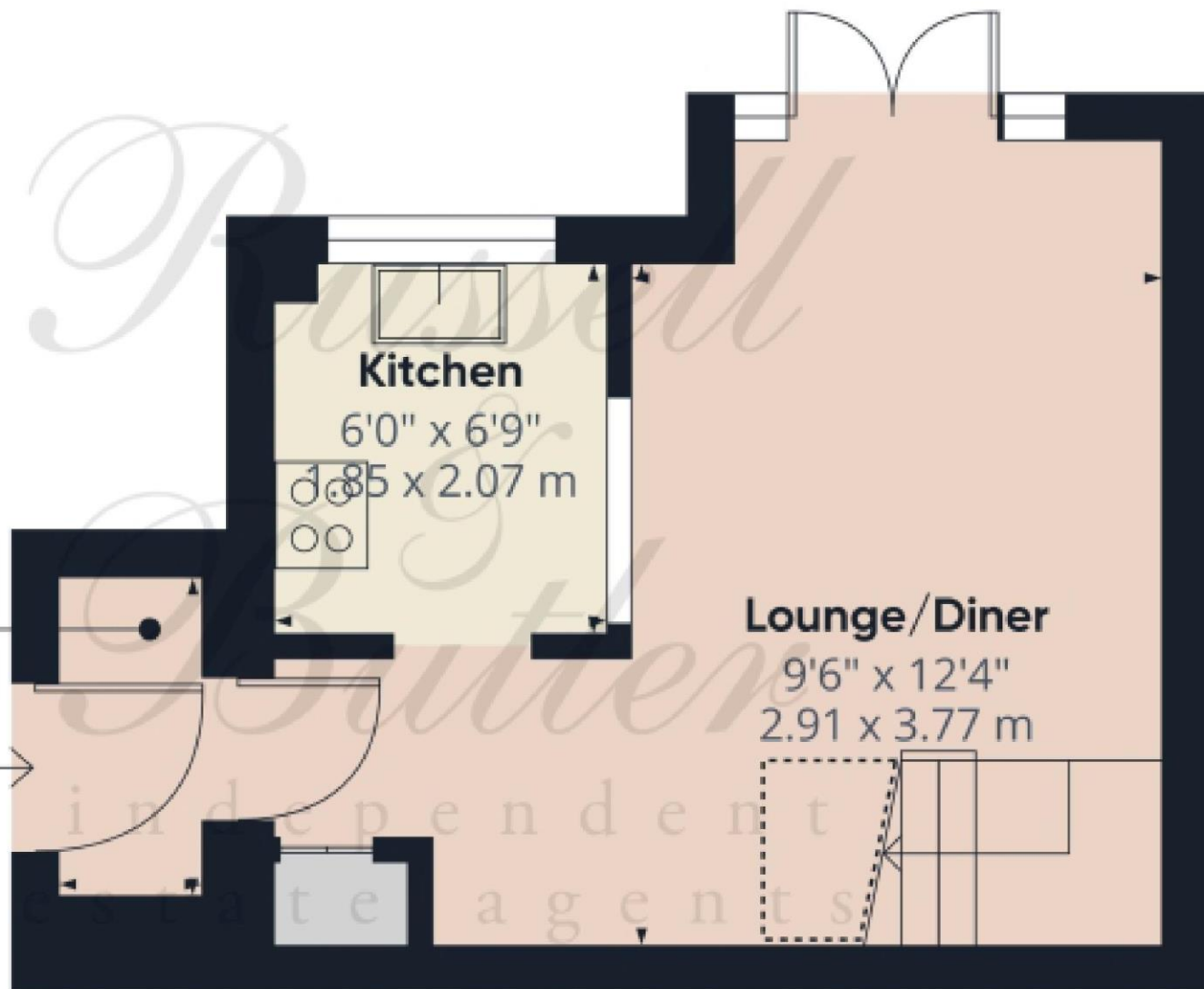
Mortgage Advice

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.





*Rose
Bites*



Entry Porch
 3'0" x 5'11"
 0.92 x 1.83 m

Kitchen
 6'0" x 6'9"
 1.85 x 2.07 m

Lounge/Diner
 9'6" x 12'4"
 2.91 x 3.77 m

Approximate total area⁽¹⁾
 234.76 ft²
 21.81 m²

Reduced headroom
 13.02 ft²
 1.21 m²

(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.

GRAFFI350

Bathroom
6'1" x 6'2"
1.87 x 1.88 m



Landing
3'4" x 5'11"
1.03 x 1.81 m

Floor 1

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ESTABLISHED 1854

Approximate total area⁽¹⁾
161.24 ft²
14.98 m²

(1) Excluding balconies and terraces

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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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