

*Russell & Butler*

independent estate agents

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# Bourton Road, Buckingham, MK18 1BG

## Asking Price £420,000.00 Freehold

For sale with no upper chain, a spacious two bedroom detached bungalow situated in Buckingham, walking distance of the town and close amenities. The property has plenty of storage throughout. gas to radiator central heating, a refitted boiler, Upvc double glazing, plenty of off road parking, garage (part converted) and rear garden. The accommodation fully comprises: Spacious entrance hall with built in storage, sitting room, kitchen/breakfast room, two good sized bedrooms one with an ensuite bathroom and a further shower room. To the outside driveway to front, garage (part converted) summerhouse and rear garden. EPC rating D. NO UPPER CHAIN. Freehold.



## Entrance

Door to:

## Entrance Hall

Radiator, built in storage with shelving as fitted, access to loft space.

## Sitting Room

*19' 4" X 11' 11" (5.90m To front of bay window x 3.65m Max)*

Upvc double glazed window to front aspect, gas fire with surround, two radiators.

## Kitchen/Breakfast Room

*15' 7" X 11' 3" (4.75m X 3.43m)*

A range of base and eyelevel units, sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven and hob, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, "Glow worm" gas fired boiler, Upvc double glazed window to rear aspect, door to rear, built in cupboard with shelving as fitted, radiator.

## Bedroom One

*11' 8" X 10' 11" (3.58m X 3.33m to front of wardrobes)*

Upvc double glazed window to rear aspect, built in wardrobes.

## En-Suite

White suite of bath with shower attachment, low level wc, wash hand basin, heated towel rail, tiling to splash areas, Upvc double glazed window to rear aspect.

## Bedroom Two

*11' 8" X 9' 9" (3.58m Max, 2.72m Min x 2.99m Max)*

Upvc double glazed window to front aspect, radiator.

## Shower Room

Walk in shower, low level wc, wash hand basin with mixer tap, cupboard under, Upvc double glazed window to front aspect, heated towel rail.

## Outside

### Front Aspect

Paved driveway to front, gated access, steps leading up to lawn area, solar panels to front of the property.

## Rear Garden

Large paved area with lawn, gated side access, outside power, outside tap.

## SummerHouse

Power and light connected.

## Garage (Part Converted)

In two parts.

Workshop/Store 2.77m x 2.36m Power and light connected.

Remaining Garage - 3.50m x 2.76m Power and light connected.

## Please Note

All main services connected.

Solar Panels to Front of Property.

EPC Rating: D.

Council Tax Band: D.

Standard, superfast and ultrafast broadband available.

Mobile: Indoor - EE, O2 and Three Voice Likely.

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

Outdoor - EE, O2, Three and Vodafone Voice and Data Likely.

Flood Risk: Very low risk of flooding.

Measurements on floor plan are approximate 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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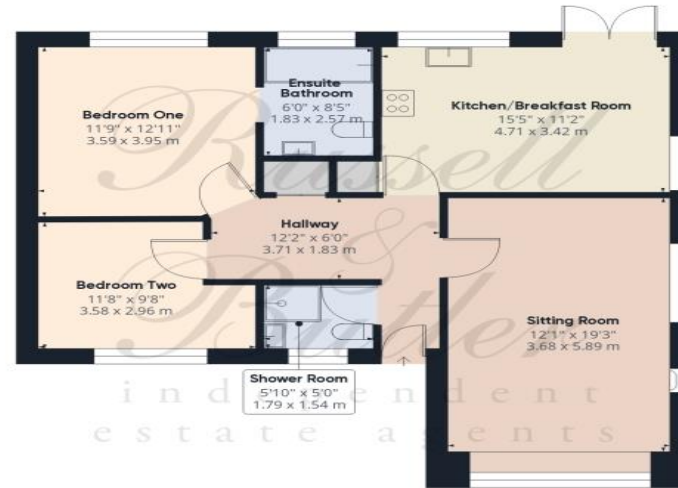


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Floor 0 Building 1



Floor 0 Building 2

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

1044.53 ft<sup>2</sup>  
97.04 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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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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