

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Fishers Field, Buckingham, MK18 1SN

Asking Price £325,000 Freehold

Offered for sale with no onward chain a three bedroom property located within close walking distance to Buckingham town centre, Buckingham University and all the amenities, and also benefitting from being in catchment for the Royal Latin Grammar School and backing onto river walkway. The accommodation over two floors comprises; entrance hall, ground floor cloakroom, kitchen, spacious lounge/diner with patio doors to the rear garden. On the first floor three bedrooms and the family bathroom. To the exterior enclosed patio garden, single garage with light and power and driveway. Gas to radiator central heating and double glazing throughout. EPC Rating C.



Entrance

Storage cupboard, radiator, wood laminate flooring, matwell, wood laminate flooring.

Cloakroom

White suite of low level wc, wash hand basin, radiator, window to front aspect.

Lounge/Diner

25' 8" X 8' 2" (7.83m X 2.49m)

Double glazed window to front aspect, two radiators, television point, stairs rising to first floor, central heating thermostat, coving to ceiling, wood laminate flooring, Upvc double glazed French doors to patio and rear garden.

Kitchen

8' 6" X 6' 7" (2.61m X 2.01m)

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, work tops over, Zanussi oven and hob (installed April 2024), space and plumbing for washing machine, space for under counter fridge, ceramic tiling to splash areas, ceramic tiled floor, window to rear aspect, wall mounted "Baxi" boiler supplying both domestic hot water and radiator central heating.

First Floor Landing

Airing cupboard housing hot water tank, linen shelving as fitted.

Bedroom One

13' 5" X 8' 11" (4.11m X 2.73m)

Double glazed window to front aspect, radiator, access to loft space.

Bedroom Two

12' 0" X 8' 5" (3.66m X 2.58m)

Double glazed window to rear aspect, radiator.

Bedroom Three

8' 9" X 6' 5" (2.69m X 1.97m)

Double glazed window to rear aspect, radiator.

Family Bathroom

6' 11" X 5' 11" (2.13m X 1.82m)

White suite of panel bath, separate shower over, pedestal wash hand basin, low flush wc, double glazed window to front aspect, radiator, light and shaver point, ceramic tiling to splash areas.

Front Garden

Driveway leading to single garage, paved pathway to property entrance, outside light, meter cupboard, lawn area.

Rear Garden

Easy maintenance rear garden, laid to patio, outside tap, fully enclosed, personal door to garage.

Garage

15' 9" X 12' 0" (4.81m X 3.66m)

Single garage with up and over door, personal door to rear garden, light and power connected, eaves storage space.

Please Note

EPC Rating: D

Council Tax Band: C

Construction type: Standard

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

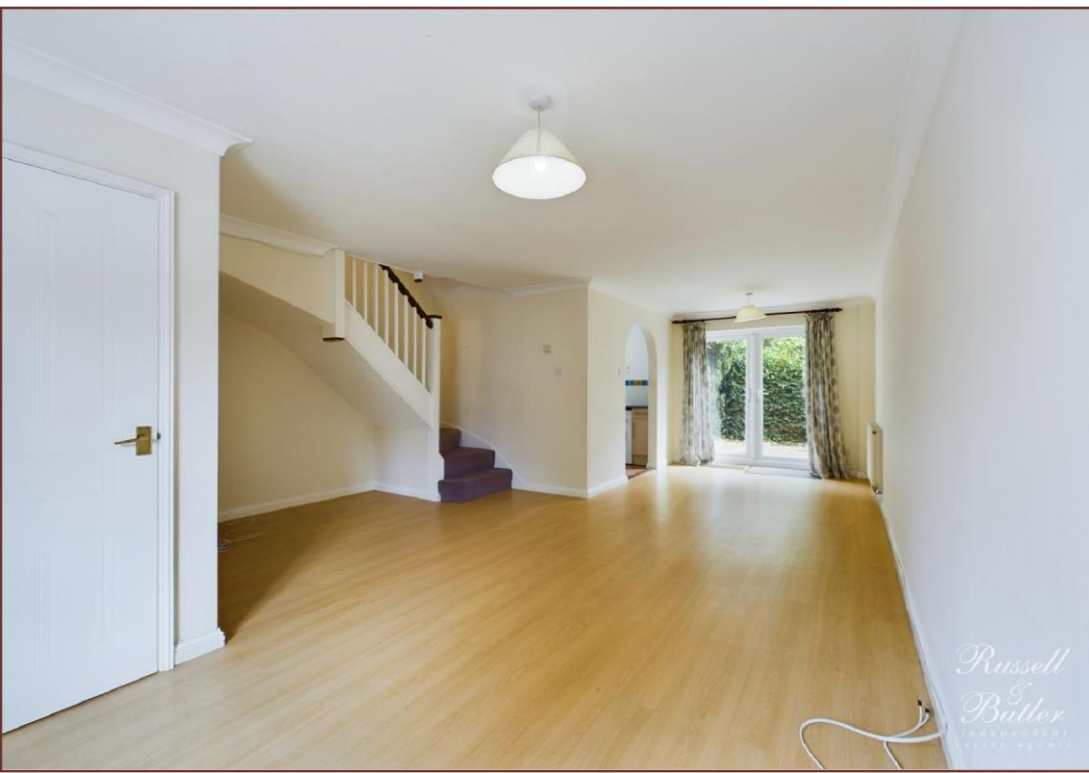
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

Parking: On Driveway

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

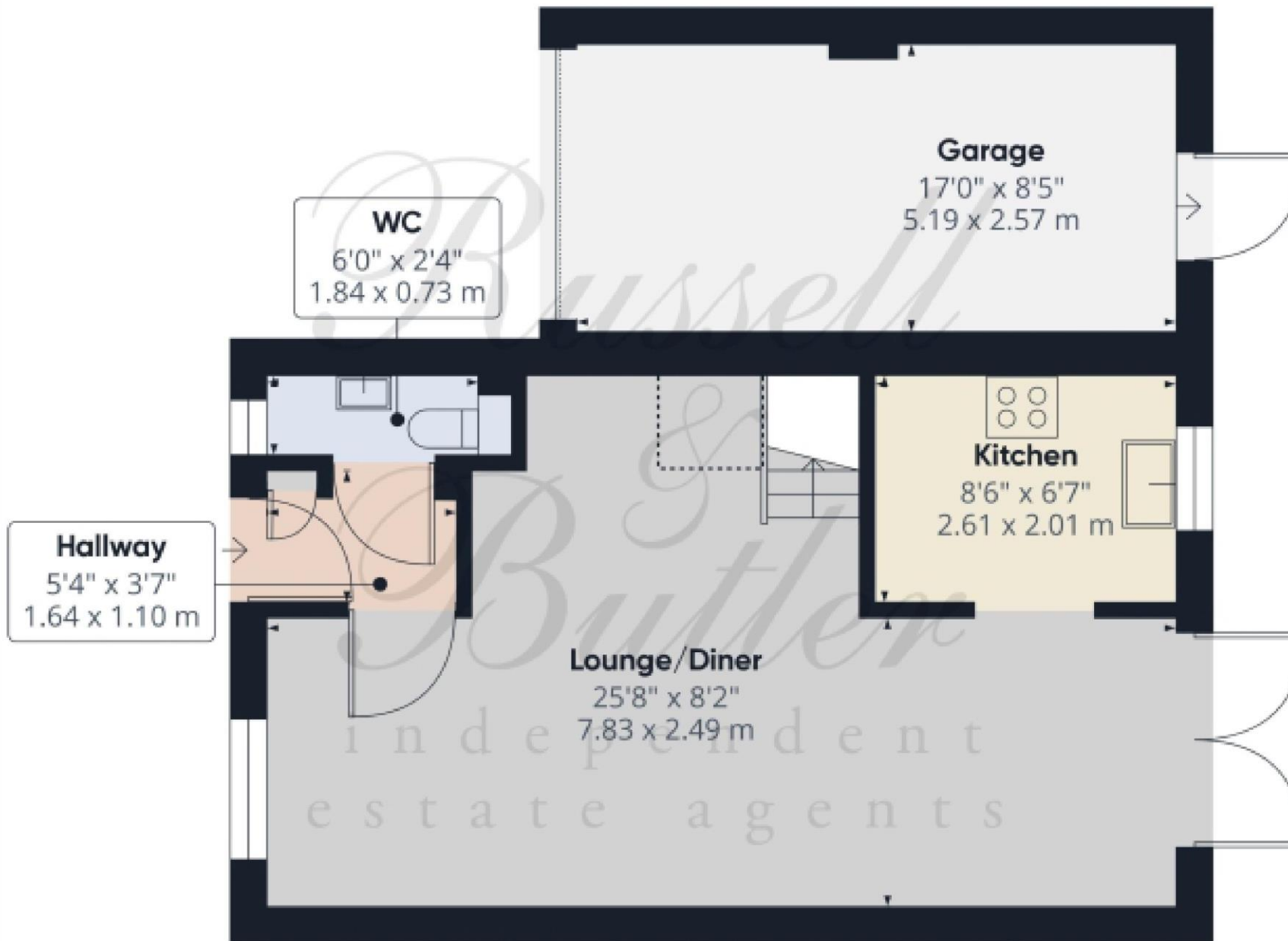
Mortgage Advice

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.





Russell
& Butler
REALTOR
AGENT



Approximate total area⁽¹⁾

520.44 ft²

48.35 m²

Reduced headroom

8.07 ft²

0.75 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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.

GRAFFE350



Approximate total area⁽¹⁾

346.38 ft²

32.18 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

ORAFFE360

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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