

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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# Lenborough Road, Buckingham, MK18 1DJ

**Guide Price £200,000 Freehold**

An opportunity to purchase this three bedroom cottage situated along a quiet lane in Buckingham's old town. The property is in need of full renovation with great potential to create a lovely family home. The accommodation comprises: Sitting room, dining room, rear hall, kitchen, ground floor bathroom, good size landing, three bedrooms, and good sized rear garden. NO ONWARD CHAIN. Probate applied for but awaited. Energy rating F. Council Tax Band D.



### **Entrance**

Half glazed entrance door to:

### **Dining Room**

*14' 4" X 11' 3" (4.39m X 3.44m)*

Window to front aspect, concealed stairs to first floor, under stairs storage cupboard, serving hatch from kitchen.

### **Sitting Room**

*14' 4" X 10' 7" (4.37m X 3.23m)*

Window to front aspect.

### **Rear Hall**

Door to rear, doors to kitchen and bathroom.

### **Kitchen**

*12' 4" X 9' 0" (3.76m X 2.75m)*

Two windows to rear aspect. In need of renovation.

### **Ground Floor Bathroom**

*9' 0" X 5' 5" (2.76m Max x 1.67m Max)* L-Shaped

Three Piece suite in need of renovation, airing cupboard housing hot water tank and immersion heater, window to rear aspect, extractor fan.

### **First Floor Landing**

*8' 9" X 5' 9" (2.69m X 1.76m)*

Window to rear aspect, over stairs storage cupboard.

### **Bedroom One**

*11' 3" X 8' 6" (3.43m Max x 2.60m)*

Window to front aspect.

### **Bedroom Two**

*11' 4" X 8' 1" (3.46m X 2.48m)*

Window to front aspect.

### **Bedroom Three**

*11' 1" X 5' 10" (3.38m X 1.78m)*

Window to rear aspect, access to loft space.

### **Rear Garden**

Good size rear garden. Approx. 48 Feet in length. In need of cultivating.

### **Please Note**

EPC Rating: F.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas is to the property but without a meter.

**BROADBAND/MOBILE COVERAGE:** Standard & Superfast broadband available. Offering highest speeds of 43Mbps download and 7Mbps 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: No allocated parking. On Street Only.

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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**Bathroom**  
8'11" x 5'5"  
2.73 x 1.65 m

**Hallway**  
8'10" x 2'11"  
2.71 x 0.90 m

**Kitchen**  
8'11" x 12'8"  
2.72 x 3.88 m

**Dining Room**  
14'2" x 11'4"  
4.34 x 3.46 m

**Sitting Room**  
14'2" x 11'4"  
4.33 x 3.46 m

Approximate total area<sup>(1)</sup>  
485.67 ft<sup>2</sup>  
45.12 m<sup>2</sup>

(1) Excluding balconies and terraces

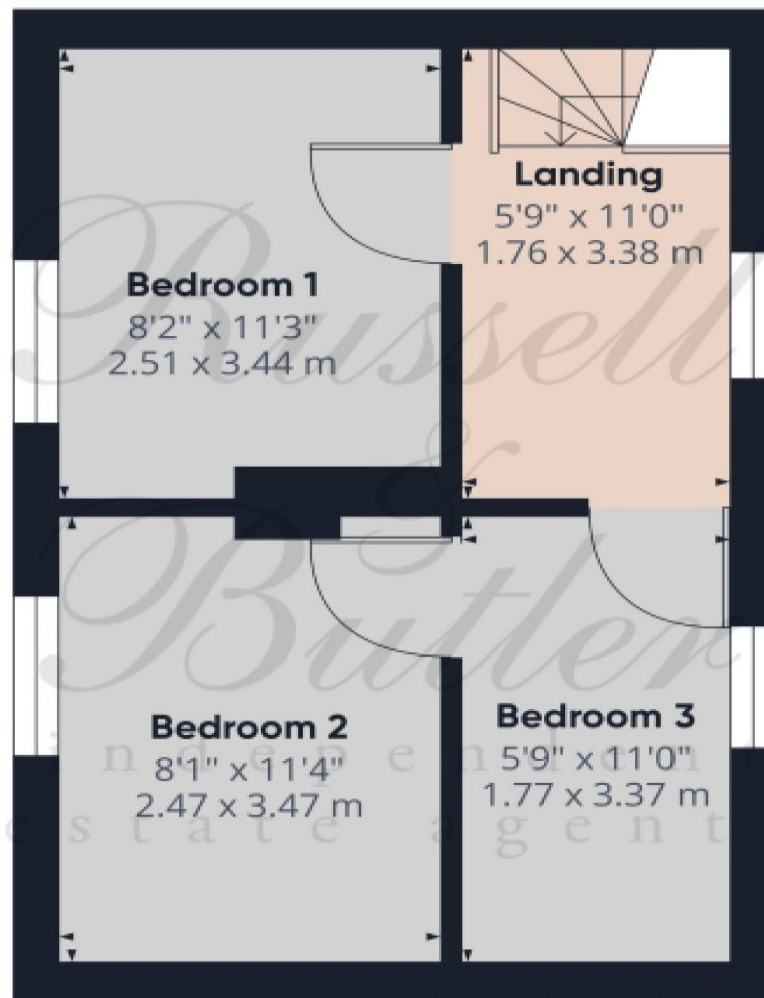
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





Floor 1

Approximate total area<sup>(1)</sup>  
295.47 ft<sup>2</sup>  
27.45 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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