

*Russell & Butler*  
i n d e p e n d e n t   e s t a t e   a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



*Russell  
&  
Butler*  
i n d e p e n d e n t  
e s t a t e   a g e n t s



# Needlepin Way, Buckingham, MK18 7RA

## Asking Price £300,000.00 Freehold

For sale with no upper chain, a good sized two bedroom property well situated on the popular Lace Hill development in Buckingham and within walking distance of amenities and Buckingham Grammar school. The accommodation of the property fully comprises: Entrance hall, cloakroom, kitchen with integrated appliances, lounge/diner with built in storage and French doors leading out to the rear garden, first floor landing, bedroom one, bedroom two with built in storage, family bathroom with both bath and walk in shower. To the front of the property there are two parking spaces and gated access leading to the rear garden with paved area and storage shed. EPC rating TBC. Council Tax Band: C. NO UPPER CHAIN. An ideal first buy, upsize, downsize or buy to let investment. Freehold. Estate Maintenance Charge approx £190 per annum.



**Entrance**

Door to:

**Entrance Hall**

Radiator, stairs rising to first floor.

**Cloakroom**

Low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, radiator.

**Lounge/Diner**

*15' 9" X 12' 5" (4.81m Max, 3.08m Min x 3.81m, 2.73m Min)*

Built in storage, French doors to rear garden, radiator.

**Kitchen**

*10' 2" X 5' 5" (3.10m X 1.67m)*

A range of base, drawer and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, built in oven, built in hob with extractor over, built in fridge/freezer, tiling to splash areas, Upvc double glazed window to front aspect, radiator.

**First Floor Landing**

Access to loft space, radiator.

**Bedroom One**

*12' 6" X 10' 1" (3.82m Max x 3.08m Max, 2.56m Min)*

Upvc double glazed window to rear aspect, radiator.

**Bedroom Two**

*12' 5" X 8' 10" (3.81m Max, 2.69 Min x 2.7m Max, 1.70m Min)*

Upvc double glazed window to front aspect, radiator, cupboard housing hot water tank with shelving as fitted.

**Family Bathroom**

Suite of fully tiled shower, bath with mixer tap, low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, Upvc double window to side aspect, radiator.

**Outside**

**Front Aspect**

Parking for two cars, gated side access.

**Rear Garden**

Laid mainly to lawn with paved area, storage shed, gated side access.

**Please Note**

Freehold.

Estate Maintenance Charge approx £190 per annum.

EPC Rating: TBC.

Council Tax Band: C.

Parking: Two parking spaces.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 1000Mbps download and 220Mbps 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).

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.





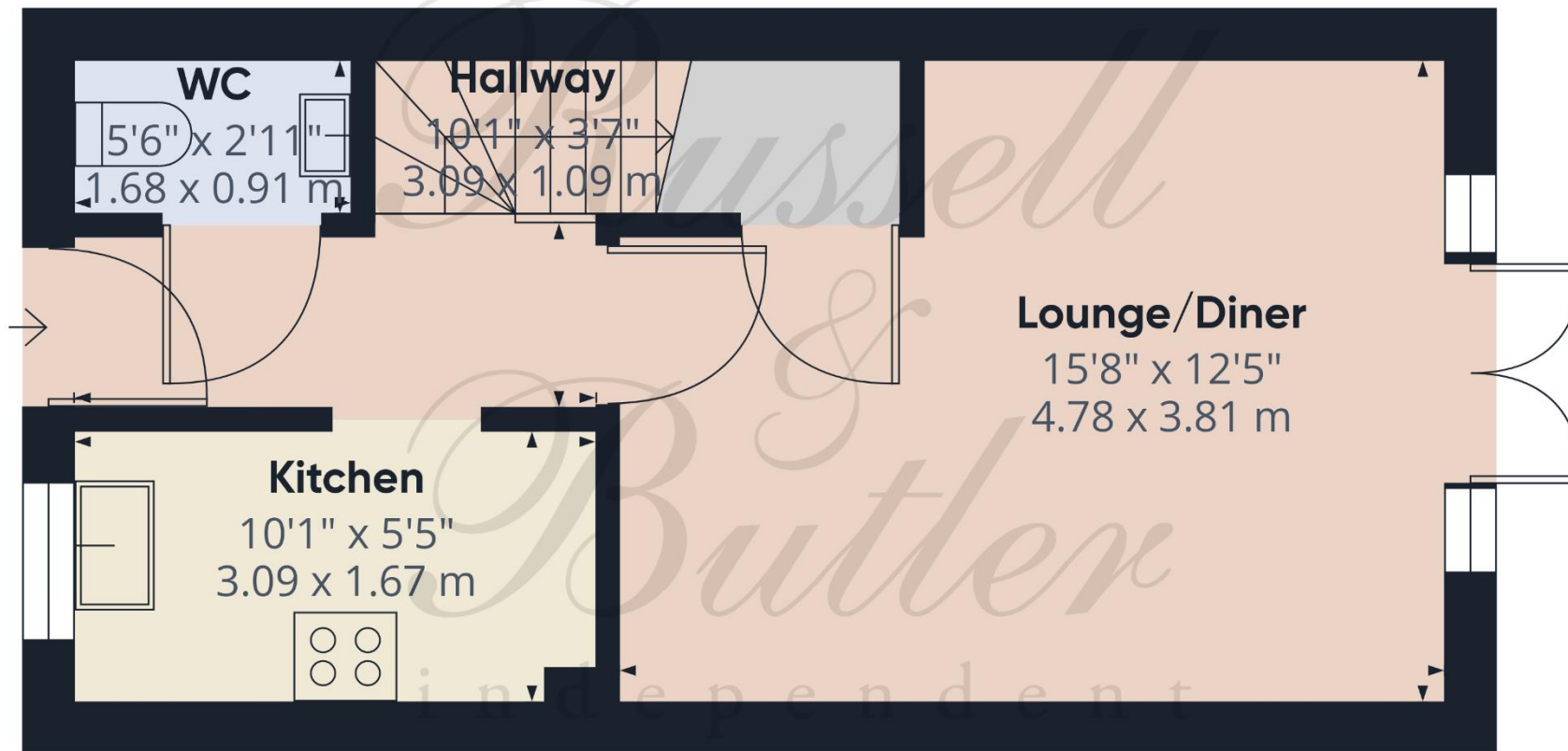




*Russell  
&  
Butler*  
independent  
estate agents







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

321.09 ft<sup>2</sup>

29.83 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.

GIRAFFE360



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

285.36 ft<sup>2</sup>  
26.51 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.

GIRAFFE360

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.

Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)

