

*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

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# North End Square, Buckingham, MK18 1NX

Asking Price £249,995

For sale with no upper chain, this two double bedroom cottage which is well situated in Buckingham town centre benefiting from a good sized rear garden. The accommodation of the property fully comprises: Sitting room with exposed beams and brickwork, a separate dining room which could also be used as a home office, kitchen with access to the rear garden, first floor landing, two good sized bedrooms and bathroom. To the rear there is a good sized garden with gated side access. Gas to radiator central heating. EPC rating D. Council Tax Band: B. NO UPPER CHAIN. Freehold.



**Entrance**

Door to;

**Sitting Room**

14' 3" X 12' 0" (4.35m max, 3.88m Min x 3.66m Max)

Window to front aspect, exposed beams and brick work, under stairs storage space, radiator, downlighters.

**Dining Room**

11' 11" X 8' 11" (3.65m x 2.74m Max, 2.38m Min)

Window to rear aspect, radiator.

**Kitchen**

11' 5" X 7' 2" (3.50m max x 2.20m)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, built in oven and hob, extractor over, space for washing machine, space for dryer, space for fridge freezer, stable style door to rear, window to side aspect, radiator, gas fired boiler, downlighters.

**First Floor Landing**

Exposed beams, doors to accommodation.

**Bedroom One**

9' 11" X 10' 1" (3.79m max into recess, main area measures approx 3.08m, 1.86m min x 3.03m max to front of wardrobes)

Built in wardrobes, radiator, two windows to front aspect, access to loft space.

**Bedroom Two**

12' 2" X 9' 0" (3.72m Max x 2.75m Max, 2.40m Min)

Radiator, window to rear aspect.

**Bathroom**

White suite of panel bath and shower attachment, pedestal wash hand basin, low level W.C, radiator, tiling to splash areas, window to rear aspect.

**Rear Garden**

Please note: Right of way to the rear for the neighbouring property only.  
Steps lead up to garden, laid mainly to lawn with decked and patio area, outside light, plastic storage facility, gated side access.

**Please Note**

EPC Rating: D.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps 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).

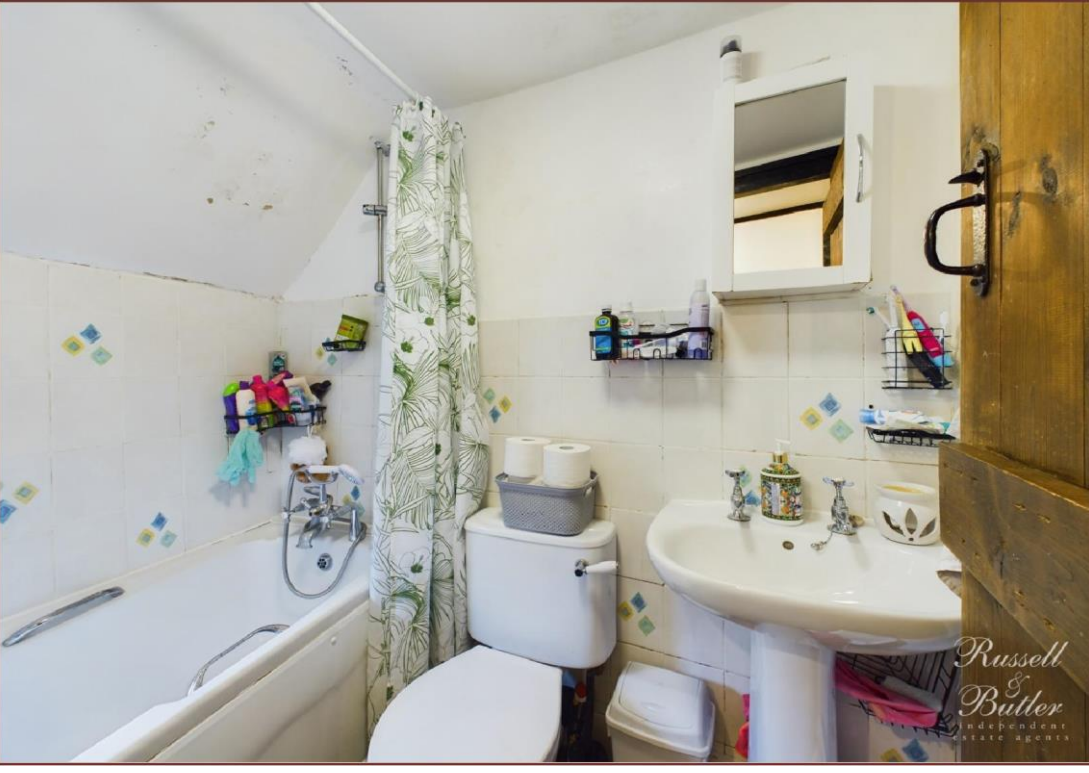
Parking: No allocated parking.

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.



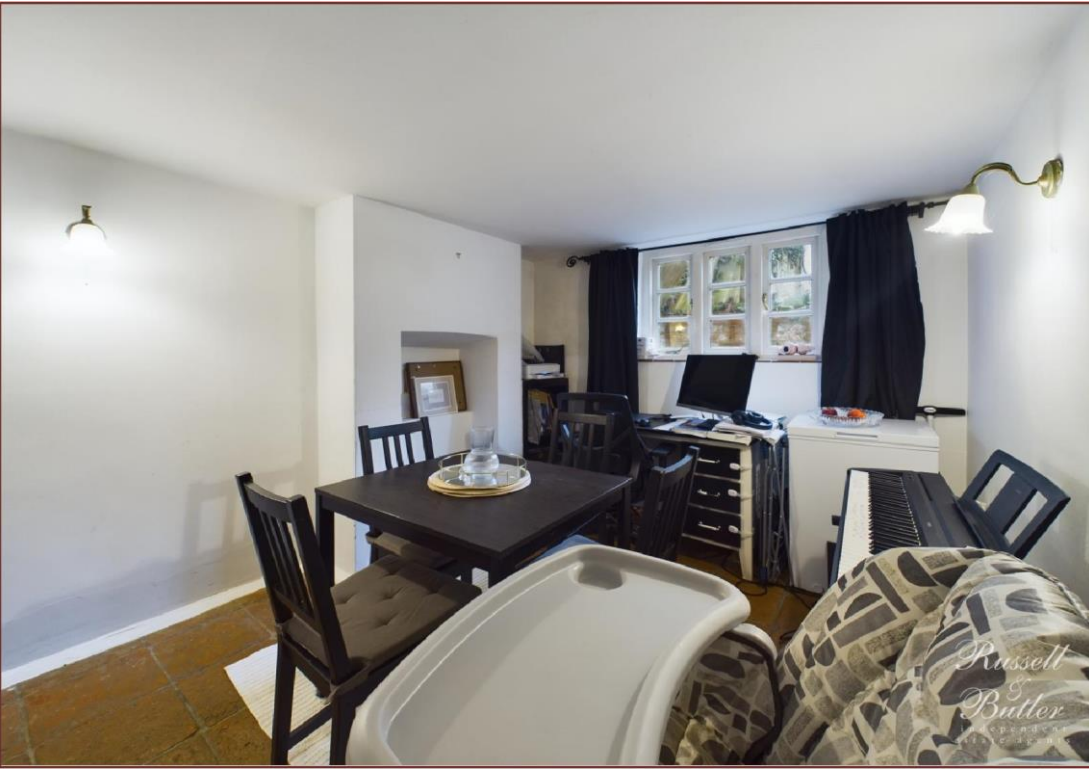






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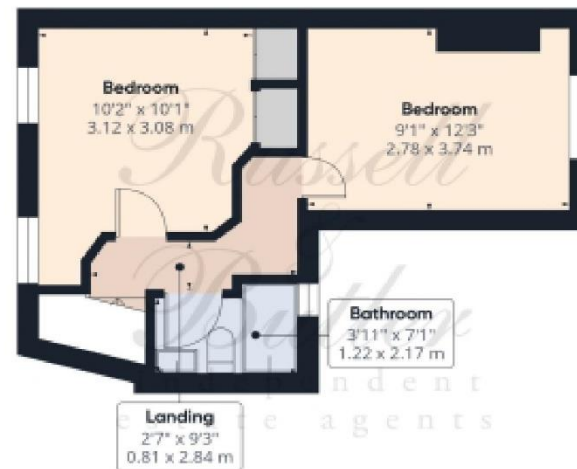








Floor 0



Floor 1

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

670.14 ft<sup>2</sup>

62.26 m<sup>2</sup>

Reduced headroom

0.17 ft<sup>2</sup>

0.02 m<sup>2</sup>

(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 IPWS 3C standards.

GRAPH360

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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