

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

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OPEN 7 DAYS A WEEK
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& Butler*
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e s t a t e a g e n t s

Catchpin Street, Buckingham, MK18 7RR
Asking Price £369,995.00

A well presented three bedroom semi detached house, situated on this popular development close to Lace Hill Academy and within walking distance of senior schooling including The Royal Latin Grammar. The property has the advantages of gas to radiator central heating, UPVC double glazing, a lovely open plan kitchen/dining room, a conservatory, an En-suite shower room and an attached garage with driveway and electric roller door. The accommodation comprises: Entrance hall, sitting room, inner lobby, cloakroom, open plan kitchen/dining room, conservatory, bedroom one with En-suite shower room, two further bedrooms, family bathroom, garage, driveway and garden. Energy rating C. Council Tax Band B.



Entrance

Composite entrance door to:

Entrance Hall

Stairs to first floor, radiator, ceramic tiled floor.

Sitting Room

14' 2" X 11' 7" (4.33m X 3.54m)

Double radiator, UVPC double glazed windows to front and side aspects, under stairs cupboard.

Inner Lobby

Ceramic tiled floor, radiator, doorway to kitchen/diner, door to cloakroom.

Cloakroom

White suite of pedestal wash hand basin, low level WC, ceramic tiled splash area, ceramic tiled floor, radiator, extractor fan.

Kitchen/Diner

14' 0" X 6' 11" (4.29m X 2.12m)

Fitted kitchen to comprise inset single drainer sink unit, monobloc mixer tap, cupboard under, full range of base and eye level units, rolled edge work surfaces, ceramic tiles to splash areas, four ring gas hob, with extractor canopy over, split level electric oven and grill. Plumbing for automatic washing machine and dishwasher, cupboard housing "Ideal" gas fired boiler serving central heating and domestic hot water. Integrated fridge/freezer, UVPC double glazed window to rear aspect, ceramic tiled floor, double radiator, opening through to dining area.

Dining Room

11' 5" X 7' 8" (3.49m X 2.36m)

Double radiator, UVPC double glazed window to side aspect, UVPC doors to conservatory, ceramic tiled floor.

Conservatory

7' 9" X 7' 4" (2.37m X 2.24m)

Glazed roof, UVPC double glazed patio doors to garden, door to rear garden.

First Floor Landing

Access to loft space, radiator, airing cupboard housing water tank and immersion heater, linen storage as fitted.

Bedroom One

12' 9" X 6' 10" (3.90m X 2.09m)

Radiator, range of fitted wardrobes, two UVPC windows to front aspect.

En-Suite

8' 1" X 3' 6" (2.48m X 1.09m)

White suite of fully tiled shower cubicle, pedestal wash hand basin, low level WC, ceramic half tiling to three walls, ceramic tiled floor, radiator, extractor fan, UVPC window to side aspect.

Bedroom Two

11' 7" X 7' 0" (3.55m X 2.14m)

UVPC double glazed window to rear aspect.

Bedroom Three

7' 8" X 7' 6" (2.36m X 2.29m)

Radiator, UVPC double glazed window to rear aspect.

Family Bathroom

8' 1" X 5' 2" (2.48m X 1.60m)

White suite of panelled bath with mixer tap and shower above, pedestal wash hand basin, low level WC, ceramic tiles to splash areas, ceramic tiled floor, radiator, extractor fan, UVPC double glazed window to side aspect.

Outside

Front Garden

Laid to blue slate enclosed by wrought iron fencing, path to entrance, drive to side leading to attached garage.

Rear Garden

Laid partly to lawn with flower and shrub boarder. Blue slate edging, paved patio, outside light, outside tap, outside power point. Fully enclosed by brick wall and timber fencing.

Garage

19' 7" X 9' 8" (5.97m X 2.95m)

Electric roller door, eaves storage space, power and light connected, personal door to garden.

Please Note

All mains services connected

EPC Rating C

Council Tax Band D

Management charge of £192.72 per annum.

Mortgage Advice

If you require a mortgage we highly recommend that you speak to our indepedent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.



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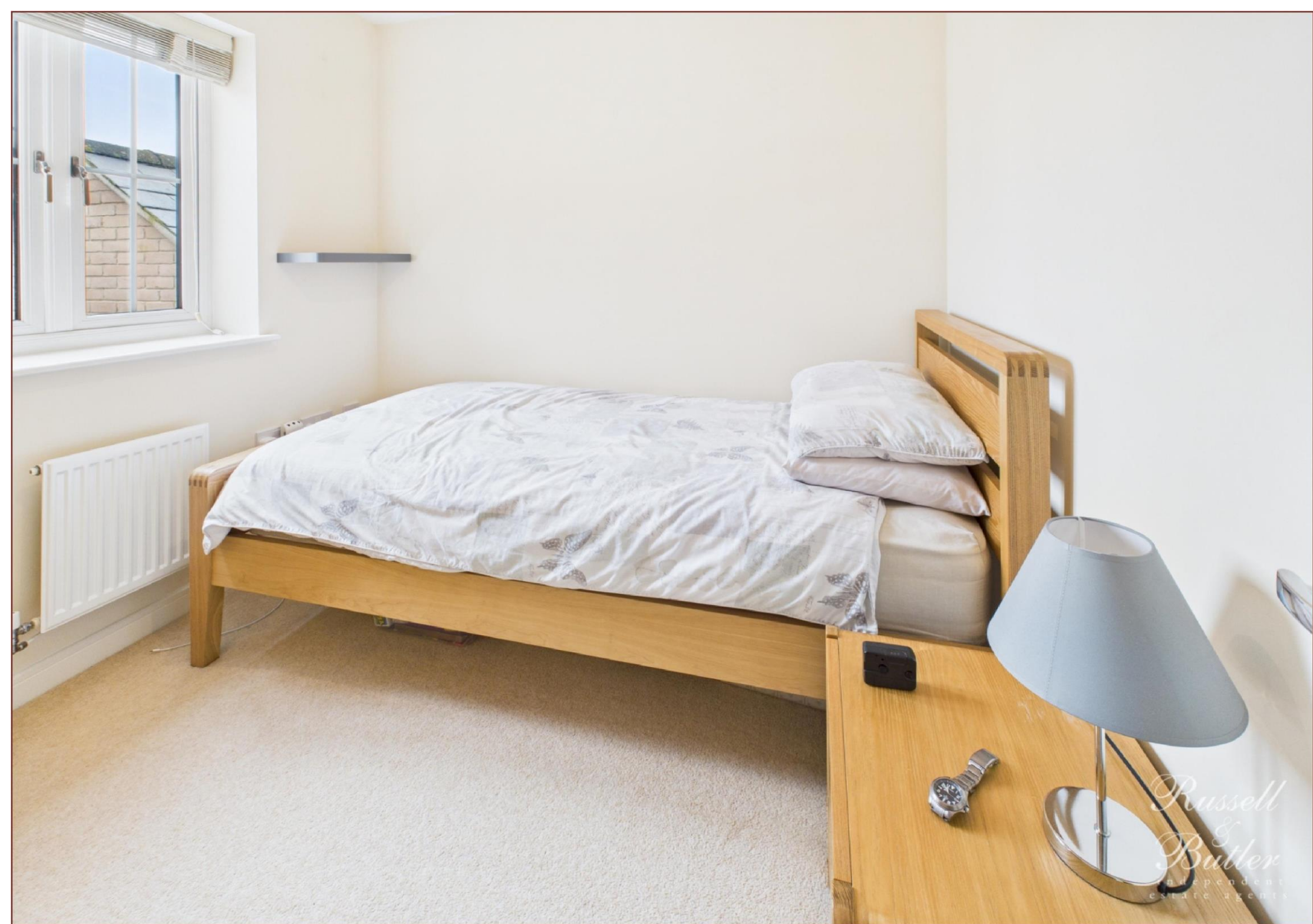
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Approximate total area⁽¹⁾
693.21 ft²
64.4 m²

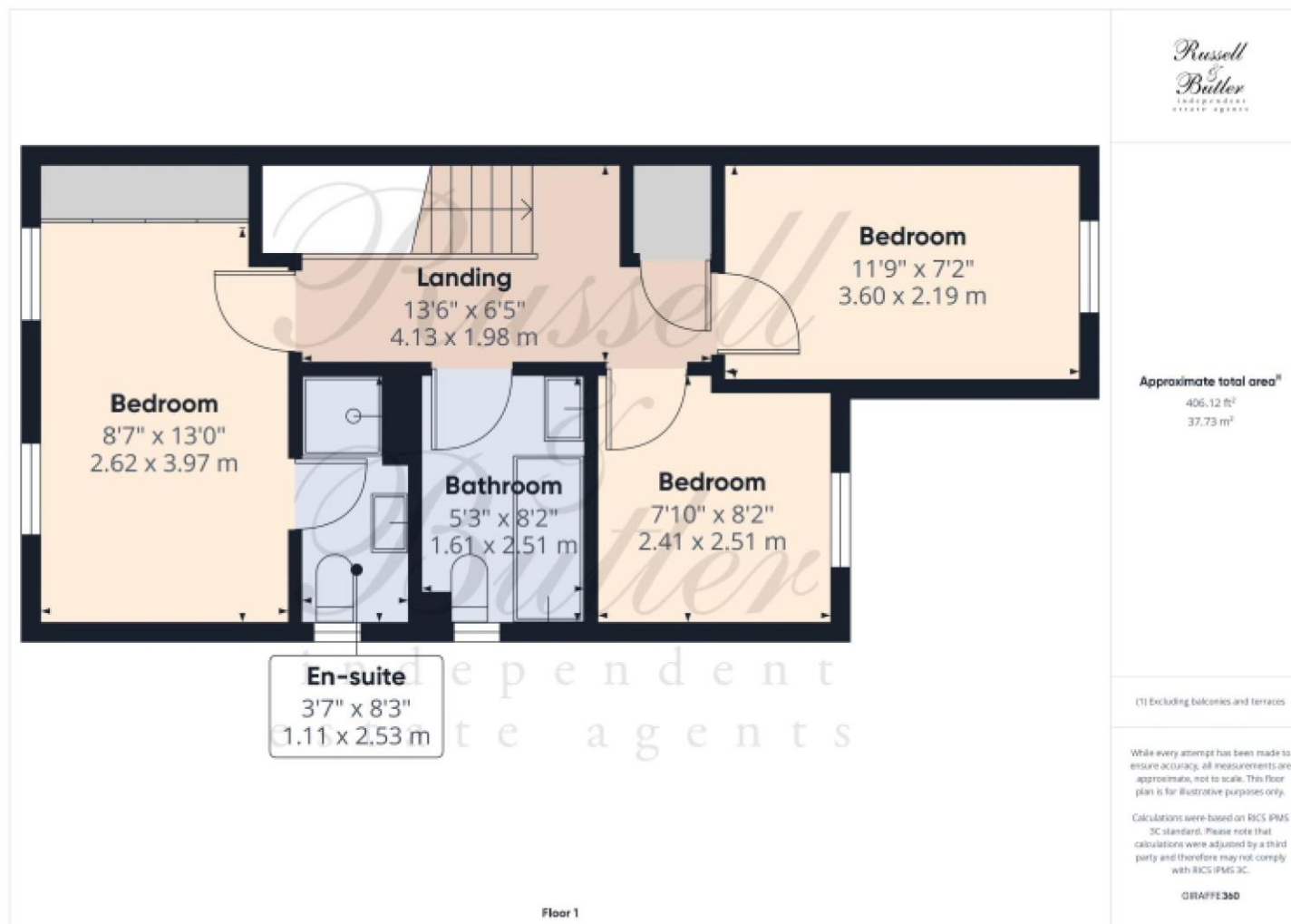
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GBR/AF/350

Floor 0



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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