

*Russell & Butler*  
independent estate agents

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OPEN 7 DAYS A WEEK  
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**Templeman Place, Buckingham, MK18 1XL**  
**Freehold £229,995.00**

A one bedroom end of terrace house situated in a non-estate location not far from Buckingham's town centre. The property has the benefits of gas to radiator central heating, fitted kitchen with oven & hob, UPVC double glazing, parking space and west facing rear garden. The accommodation comprises: Entrance lobby, kitchen, sitting room, bedroom with dressing area, bathroom, aprking space and rear garden. Council Tax Band B. Energy rating B. NO ONWARD CHAIN.



### Entrance:

Composite entrance door to entrance lobby. Radiator. Open through to kitchen and sitting room.

### Kitchen:

8' 11" X 4' 10" (2.72m X 1.49m)

Inset single drainer, stainless steel sink unit with monobloc mixer tap and a cupboard under. Further range of base and eye level units. Rolled edged work surfaces. 4 ring ceramic hob with electric oven under, concealed extractor fan over. "Ideal" gas fired combi boiler serving central heating and domestic hot water. Plumbing for automatic washing machine. UPVC double glazed window to front aspect.

### Sitting Room:

9' 9" X 9' 2" (2.98m X 2.80m)

Stairs to first floor. Large under stairs storage cupboard with plumbing for automatic washing machine. Light & extractor fan. Radiator. UPVC double glazed window and door to rear garden.

### First Floor Landing:

### Bedroom:

9' 3" X 9' 1" (2.83m X 2.78m)

Dressing area 2.41m x 1.80m. Open through to main bedroom area with radiator. UPVC double glazed window to rear aspect. Access to loft space.

### Bathroom:

9' 1" X 5' 6" (2.78m X 1.70m)

Shite suite comprising: Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Ceramic tiled splash areas. Radiator. Extractor fan. UPVC double glazed window to front aspect.

### Outside:

### Parking:

Allocated parking space to front. Gated pedestrian rear access to rear garden.

### Rear Garden:

Laid to shingle with paved patio. Fully enclosed by timber fencing. West facing.

### Please Note:

All mains services connected.

EPC Rating: B.

Council Tax Band: B. £1778.

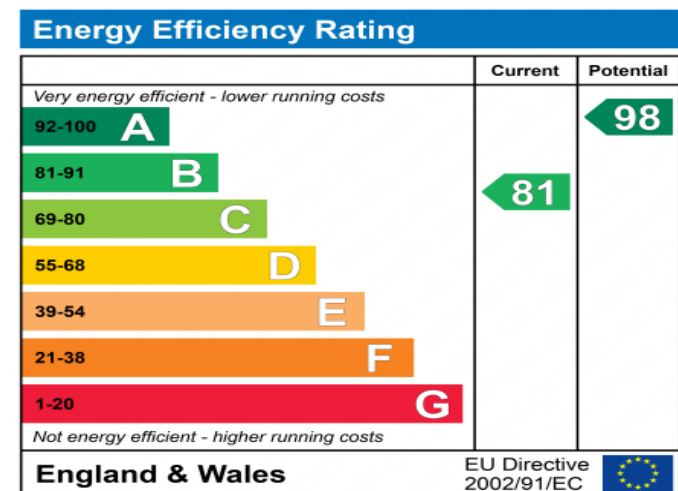
BROADBAND/MOBILE COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

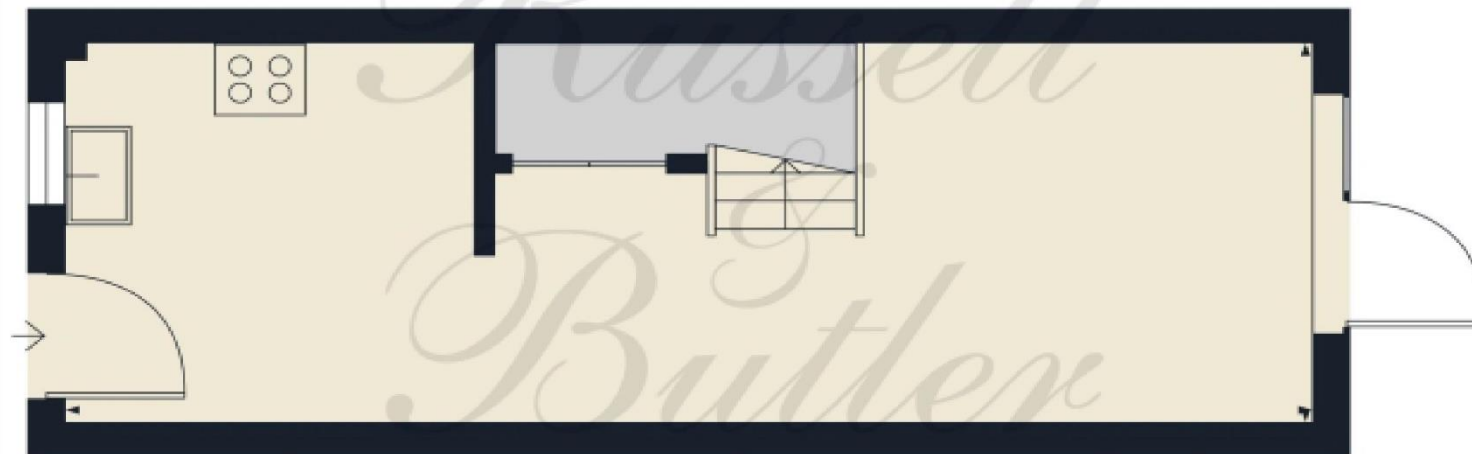
### Mortgage Advice:

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.









i n d e p e n d e n t  
e s t a t e   a g e n t s

Floor 0

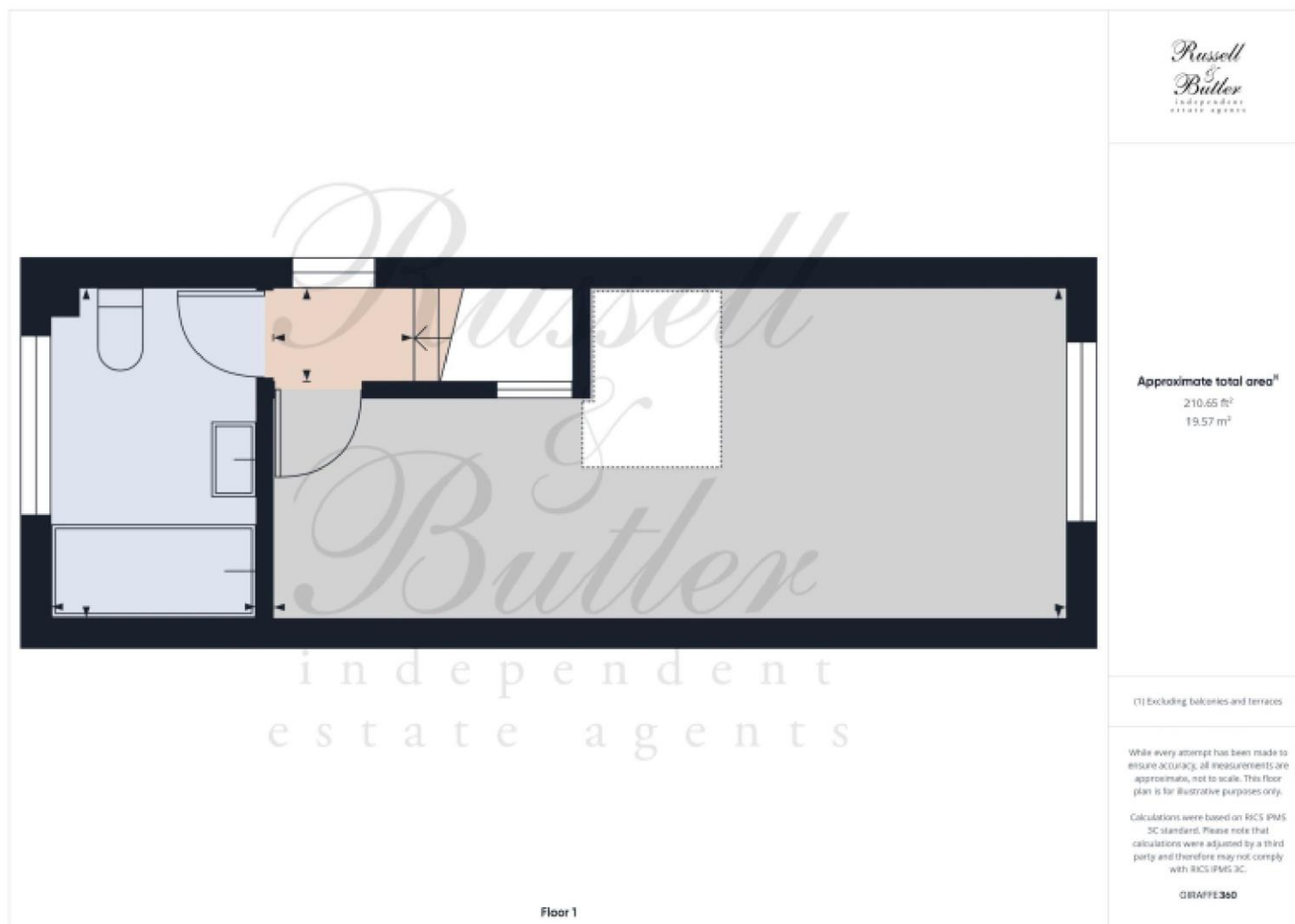
**Approximate total area<sup>(1)</sup>**  
253.81 ft<sup>2</sup>  
23.58 m<sup>2</sup>

(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 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.

GRAPHIC360



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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