

*Russell & Butler*  
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# Cropredy Court, Buckingham, MK18 1UX

## Asking Price £309,995 Freehold

A three bedroom terraced house situated in a cul de sac location on this sought after development. The property has the benefits of: Gas to radiator central heating, UPVC double glazing, study, driveway and rear garden. The accommodation comprises: Entrance hall, sitting/dining room, study, kitchen, landing, three bedrooms, bathroom, drive and garden. NO ONWARD CHAIN. Council Tax Band C. Energy rating D.



**Entrance**

Upvc entrance door to:

**Entrance Hall**

Radiator, wood laminate flooring, under stairs storage space, door to study.

**Study**

*8' 9" X 6' 3" (2.67m X 1.92m)*

Electric wall mounted radiator, fitted storage cupboard and desk, door to remaining garage area.

**Lounge/Diner**

*18' 10" X 7' 1" (5.76m X 2.18m)*

Upvc double glazed window to rear aspect, Upvc sliding door to rear garden, double length radiator, wood laminate flooring.

**Kitchen/Breakfast Room**

*10' 1" X 7' 2" (3.09m X 2.19m)*

Single drainer stainless steel sink unit with cupboard under, further range of base, drawer and wall mounted units, rolled edge work top, ceramic tiling to splash areas, space for washing machine, space for dishwasher, under counter and fridge, free standing cooker, extractor hood over, tiled floor, Upvc double glazed window to front aspect, radiator.

**First Floor Landing**

Access to loft.

**Bedroom One**

*11' 8" X 9' 2" (3.58m X 2.80m)*

Built in double width wardrobes with folding doors, radiator, Upvc double glazed window to rear aspect, Vinyl flooring.

**Bedroom Two**

*9' 5" X 8' 6" (2.89m X 2.60m)*

Built in double width wardrobes with folding doors, radiator, Upvc double glazed window to rear aspect, wood laminate flooring.

**Bedroom Three**

*9' 10" X 6' 1" (3.00m X 1.87m)*

Built in wardrobes, radiator, Upvc double glazed window to front aspect, Vinyl flooring.

**Family Bathroom**

*9' 7" X 5' 10" (2.93m X 1.78m)*

White suite of panel bath with electric shower over, pedestal wash hand basin, low level wc, Travertine tiling to splash areas, radiator, airing cupboard housing hot water tank, Upvc double glazed window to front aspect, Vinyl flooring.

**Front Garden**

Fully enclosed, laid mainly to lawn with paving stones, borders with low lying shrubs, shed.

**Garage**

Up and over door to remaining garage space, eaves storage space.

**Please Note**

EPC Rating: D.

Council Tax Band: C.

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: Driveway 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.



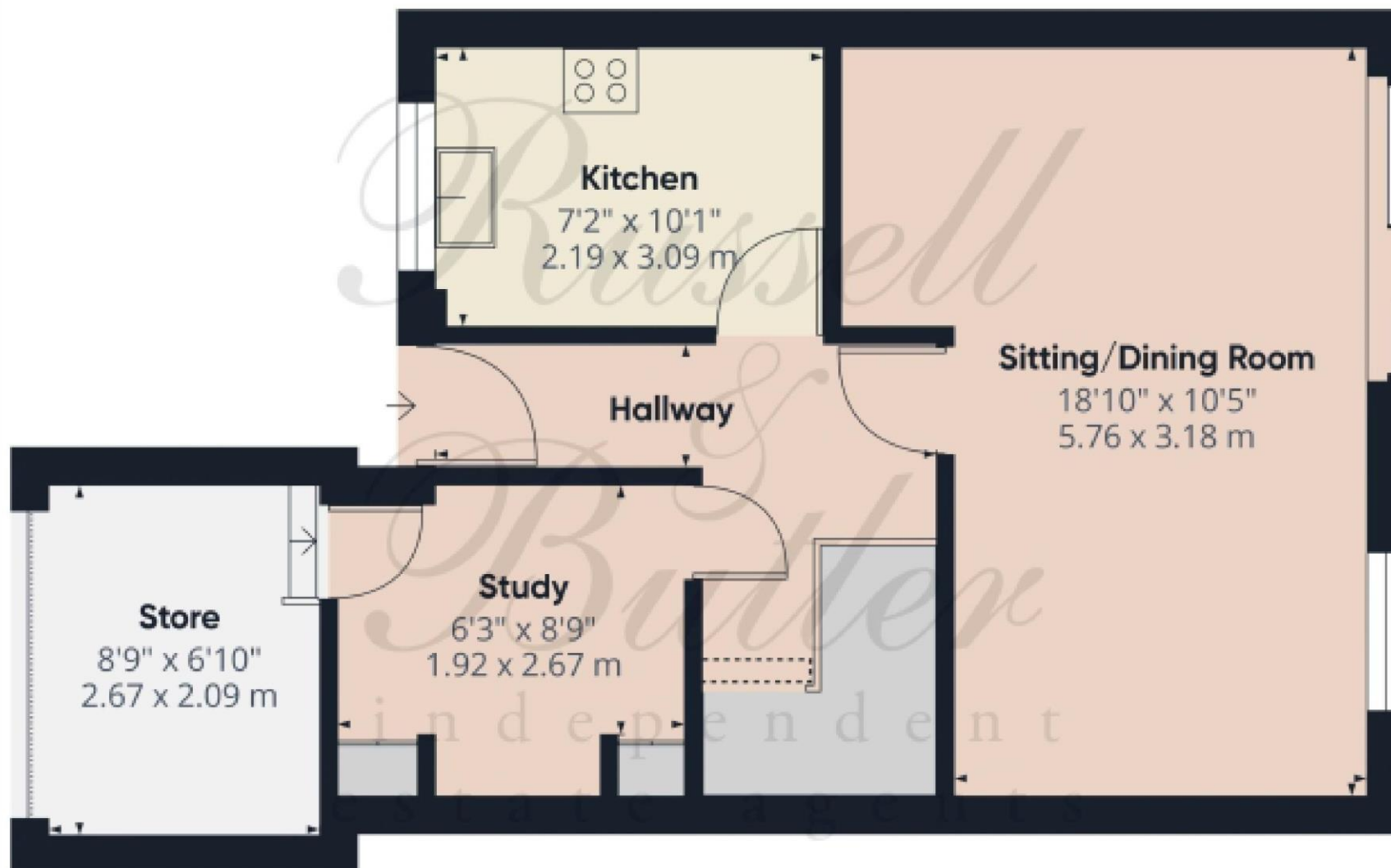






*Russell  
& Butler*  
independent  
estate agents





Floor 0

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

479.32 ft<sup>2</sup>  
44.53 m<sup>2</sup>

**Reduced headroom**

1.47 ft<sup>2</sup>  
0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

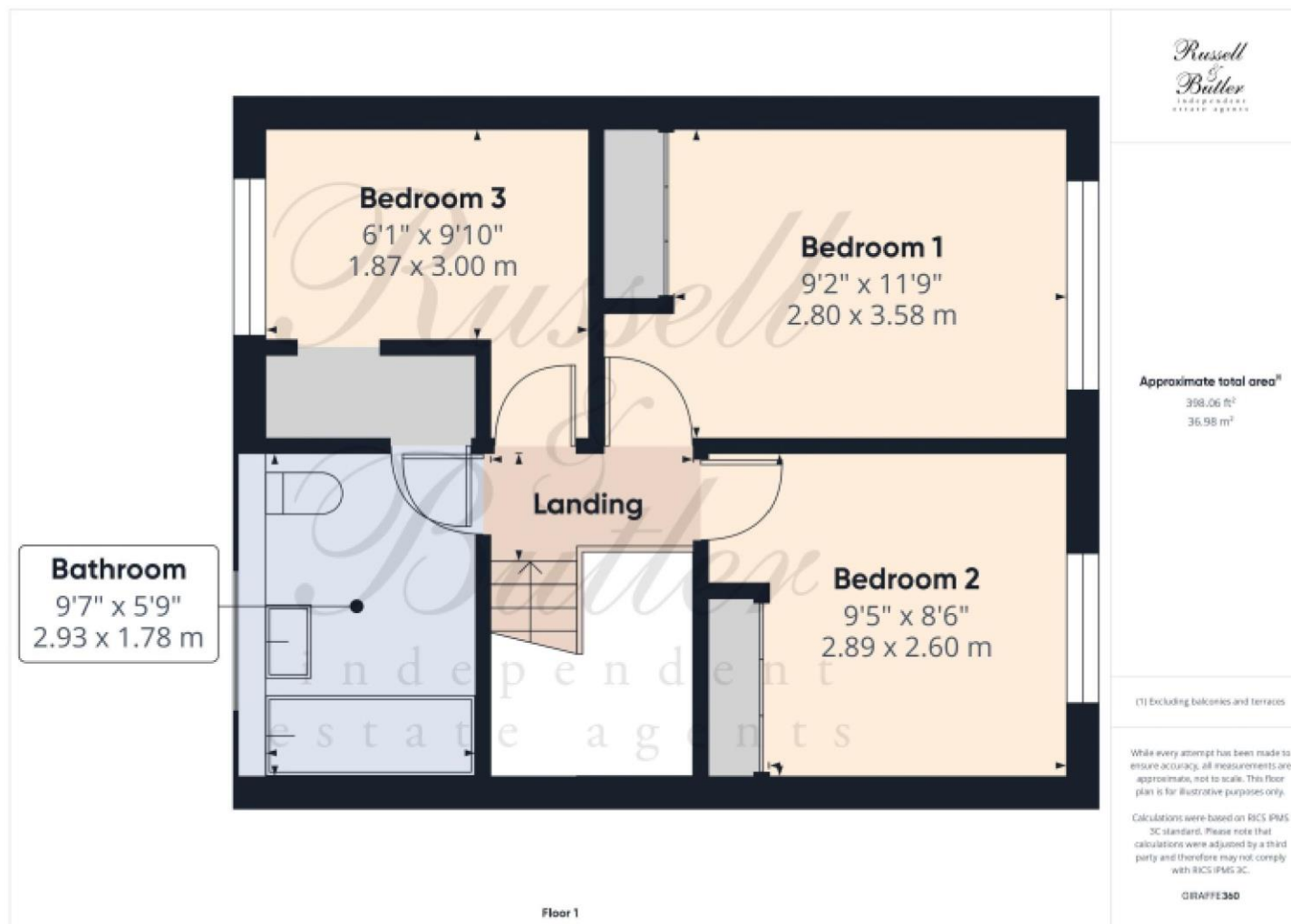
**Reduced headroom**

----- 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 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/FF/350



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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