

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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*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

Moreton Road, Buckingham, Buckinghamshire, MK18 1PW

Asking Price £595,000 Freehold

Located on the desirable Moreton Road, a rarely available three bedroom detached family home with a large south/east facing rear garden, being within walking distance to Buckingham town centre and catchment for local schooling, including the Royal Latin Grammar school. The property benefits further from a ground floor shower room and an integral single garage and gravelled driveway for several vehicles. The accommodation in brief comprises: Entrance hall, dual aspect sitting room with bay window to front aspect open through to the dining area with UPVC double glazed sliding doors leading out onto the patio and rear garden, kitchen breakfast room, leading to the utility/lobby area and ground floor shower room. First floor landing leading to the three bedrooms, family bathroom with white suite and separate W/C. Gravelled driveway to the front, integral single garage and good size gardens to the rear. Council tax band E. EPC rating to be confirmed.



Entrance

Upvc double glazed door and side panel with stained glass inserts to entrance hall.

Entrance Hall

Double panel radiator, stairs rising to first floor, coving to ceiling, under stairs storage cupboard.

Sitting Room/Diner

26' 4" X 12' 0" (8.04m X 3.66m)

Sitting Room

Upvc double glazed Bay window to front aspect, double panel radiator, coving to ceiling, two wall light points.

Dining Room

Two wall light points, coving to ceiling, radiator, Upvc double glazed sliding doors to rear garden.

Kitchen/Breakfast Room

12' 0" X 9' 5" (3.66m X 2.88m)

Fitted to comprise inset ceramic one and a quarter single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, ceramic tiled floor, ceramic tiling to water sensitive areas, built in hob, extractor hood over, integrated double electric oven, integrated dishwasher, space for fridge freezer, Upvc double glazed window to rear aspect, coving to ceiling, cupboard housing Viessmann gas fired boiler supplying both domestic hot water and gas to radiator central heating.
Part glazed doors to:

Utility/Lobby

10' 11" X 2' 11" (3.33m X 0.89m)

Space and plumbing for washing machine, ceramic tiled floor, Upvc double glazed window to side aspect, Upvc door to rear garden, door to integral garage.

Ground Floor Shower Room

5' 4" X 5' 2" (1.64m X 1.58m)

Suite with fully tiled corner shower cubicle with shower as fitted, glazed screen, corner wash hand basin, low flush wc, radiator, ceramic tiling to splash areas, ceramic tiled floor, extractor fan, Upvc double glazed window to rear aspect.

First Floor Landing

Upvc double glazed window to side aspect, coving to ceiling.

Bedroom One

12' 5" X 10' 10" (3.81m X 3.31m)

Upvc double glazed window to front aspect, skirting board heating.

Bedroom Two

12' 1" X 10' 9" (3.69m X 3.29m)

Upvc double glazed window to rear aspect, skirting board heating, coving to ceiling, access to loft space.

Bedroom Three

8' 11" X 8' 4" (2.74m X 2.56m)

Upvc double glazed window to front aspect, radiator, built in over stair wardrobe.

Family Bathroom

6' 2" X 7' 0" (1.88m X 2.15m)

White suite of panel bath with separate shower over, glazed shower screen, pedestal wash hand basin, ceramic tiling to splash areas, radiator, Upvc double glazed window to rear, cupboard housing immersion heater with linen shelving as fitted.

First Floor Cloakroom

Low level wc, Upvc double glazed window to side aspect.

Front Garden

Gated side access to rear garden.

Front Aspect

Partly enclosed by brick wall and hedging, approached via gravelled driveway providing off road parking for several vehicles leading to the property entrance and integral single garage. Gated side access to rear garden.

Rear Garden

A good size south/east facing rear garden, laid mainly to lawn with large paved patio, outside lighting, outside tap, timber storage shed.

Garage

17' 1" X 9' 3" (5.21m X 2.82m)

Integral single garage with light and power connected with electric roller door, eaves storage space.

Please Note

EPC Rating: TBC.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas Central heating.

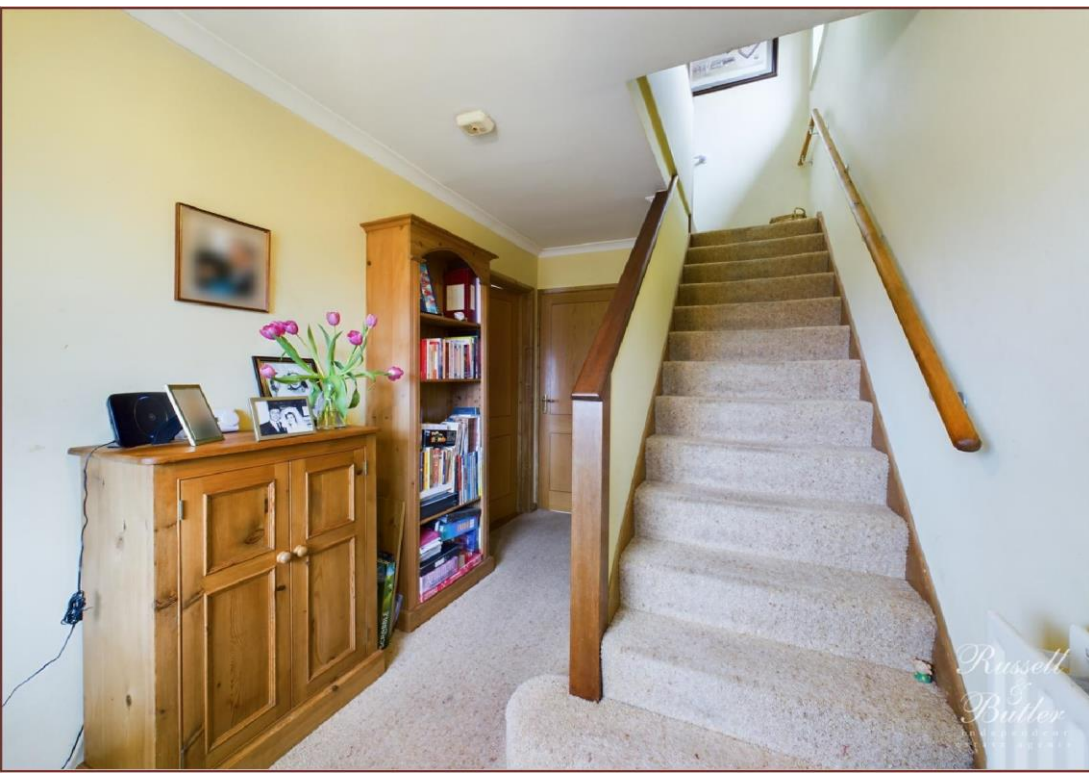
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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

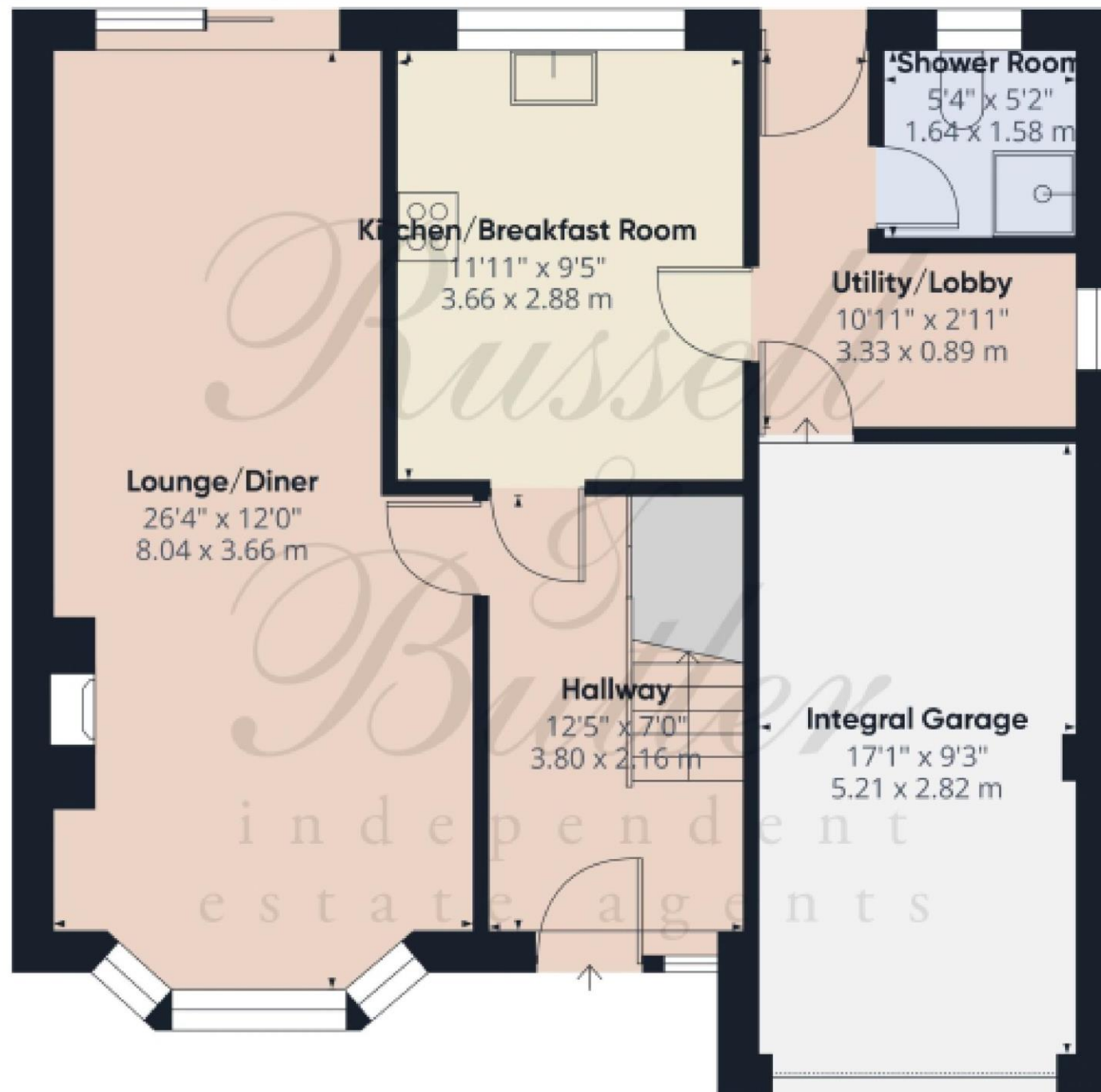
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
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independent
estate agents





Floor 0

Approximate total area⁽¹⁾

730 ft²

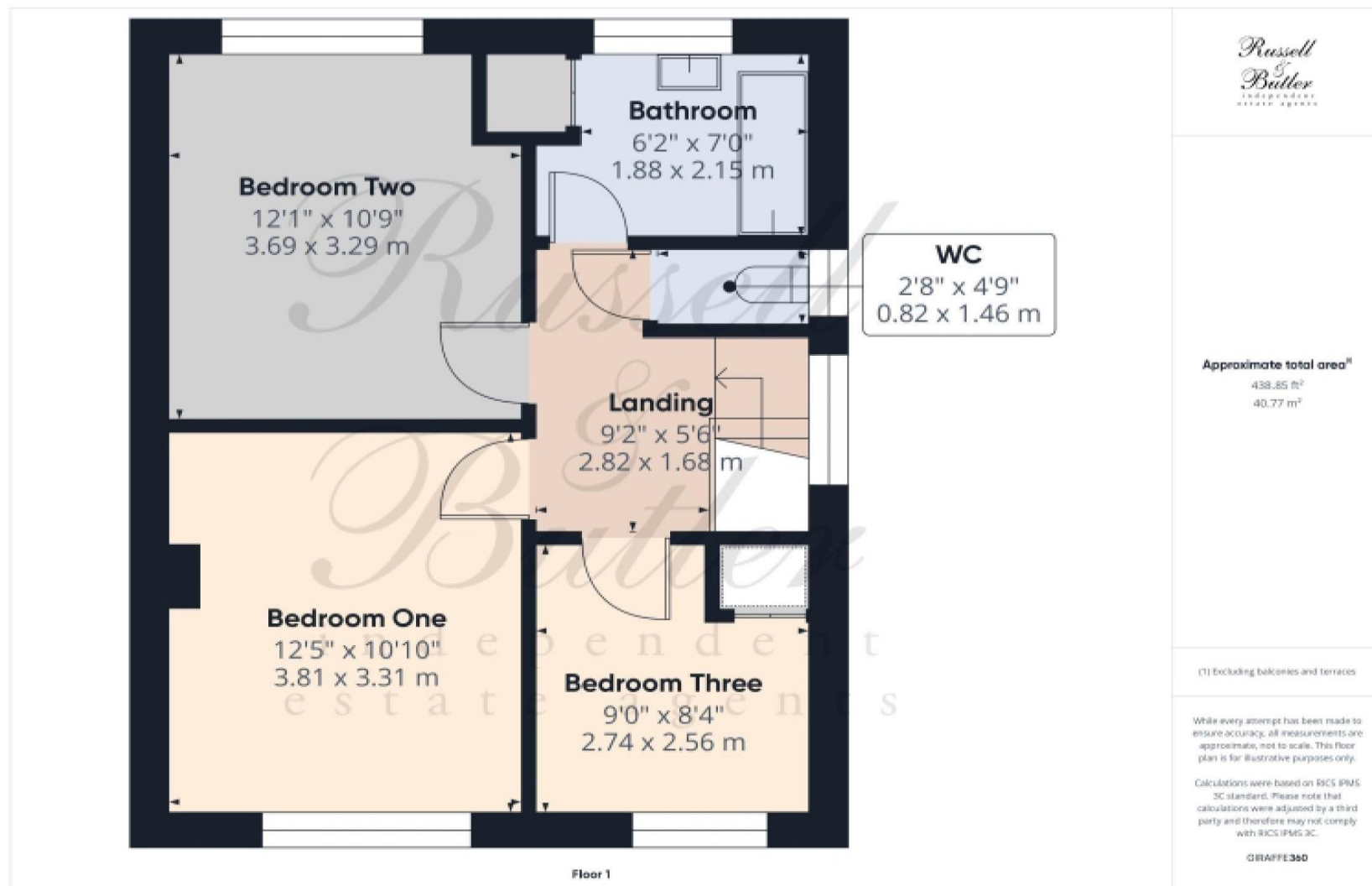
67.82 m²

(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



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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