

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

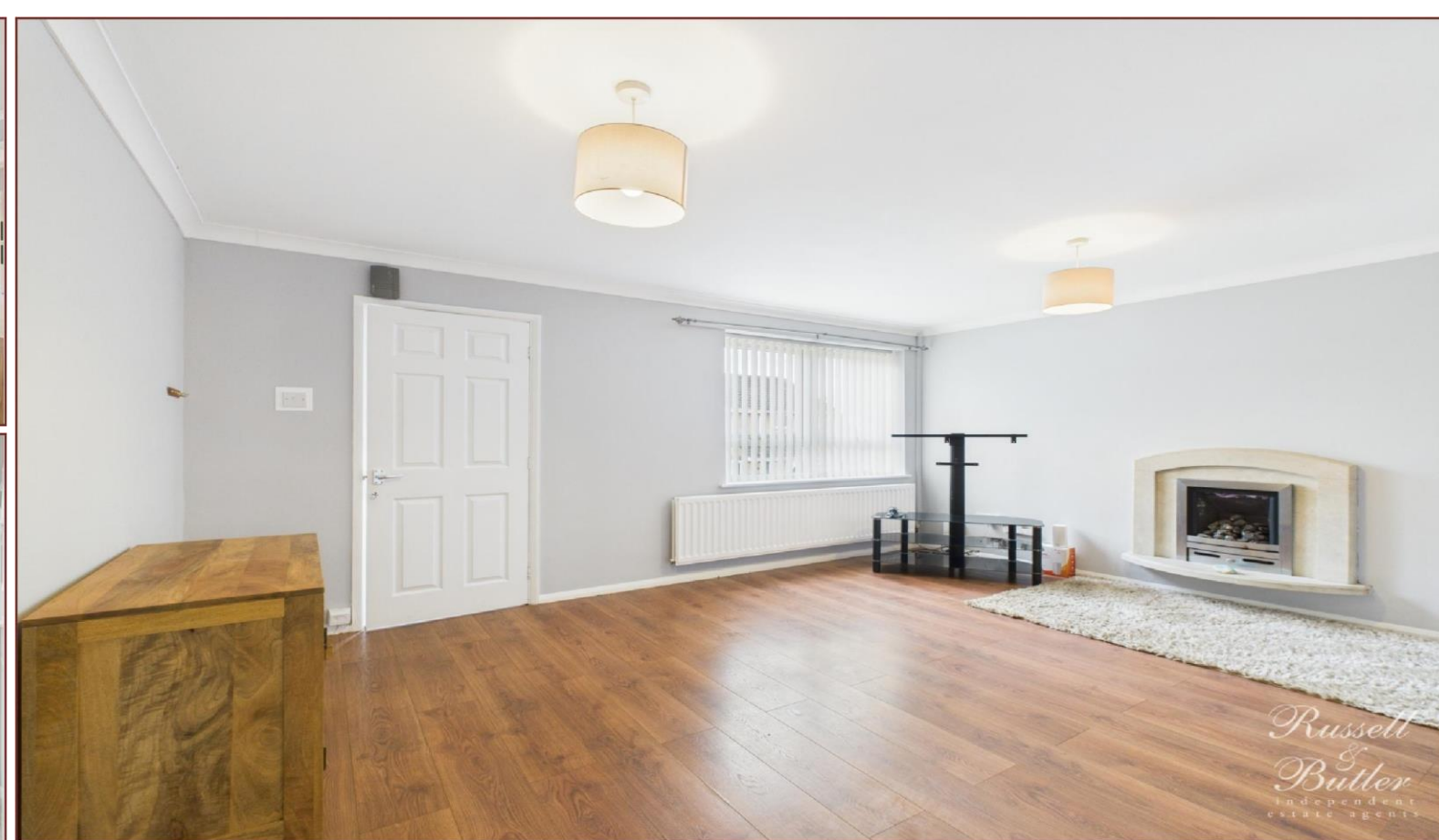
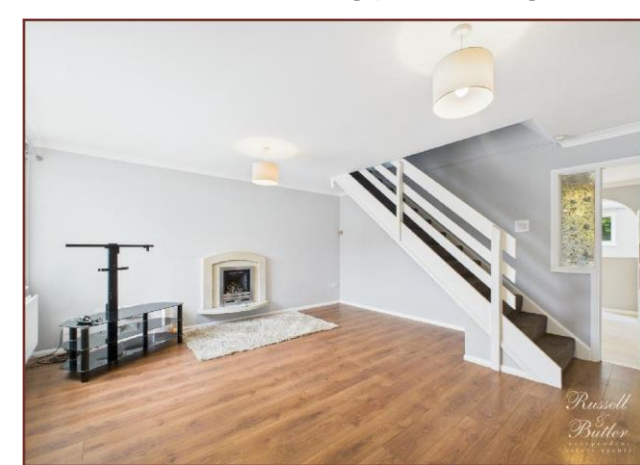
t: 01280 815999 e: sales@russellandbutler.com



Bannerman Drive, Brackley, NN13 6HS

Asking Price £365,000 Freehold

A spacious four bedroom extended semi detached house offering: Gas to radiator central heating, UPVC double glazing, private rear garden and large single garage. The accommodation comprises: Entrance porch, sitting room, kitchen, dining room, first floor landing, four bedrooms, bathroom, garage and garden. NO ONWARD CHAIN. Council Tax Band C. Energy rating C.





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Entrance

Upvc double glazed entrance door to:

Entrance Porch

Built in cloaks cupboard, door to sitting room.

Sitting Room

15' 0" X 13' 11" (4.59m X 4.25m)

Limestone raised fireplace with coal effect gas fire, Upvc double glazed window to front aspect, stairs rising to first floor, wood laminate flooring, door to kitchen.

Dining Room

9' 10" X 8' 2" (3.01m X 2.49m)

Double radiator, Upvc double glazed window to rear aspect, Upvc double glazed French patio doors to rear garden.

Kitchen/Breakfast Room

15' 0" X 9' 6" (4.58m X 2.90m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob with extractor hood over, split level electric double oven and grill, plumbing for automatic washing machine and dishwasher, Upvc double glazed window to rear aspect, open through to dining room.

First Floor Landing

Access to loft space.

Bedroom One

15' 1" X 10' 9" (4.60m X 3.28m)

Double radiator, access to loft space, Upvc double glazed windows to front and rear aspects.

Bedroom Two

12' 4" X 7' 11" (3.78m Max into recess x 2.43m)

Radiator, built in cupboard, Upvc double glazed window to front aspect.

Bedroom Three

9' 8" X 8' 2" (2.96m + recess x 2.49m)

Radiator, built in cupboard, Upvc double glazed window to rear aspect.

Bedroom Four

7' 11" X 6' 10" (2.43m X 2.09m)

Radiator, Upvc double glazed window to front aspect.

Family Bathroom

6' 9" X 6' 7" (2.07m X 2.01m)

White suite of panel bath with duel aspect shower over, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, ladder towel radiator, full ceramic tiling to all walls, Upvc double glazed window to rear aspect.

Front Garden

Split level paved front garage with steps leading to entrance, block paved drive to attached garage.

Rear Garden

Laid to lawn with shingle beds, paved patio with retaining wall. Outside light, outside tap, fully enclosed by timber fencing and not overlooked, door to garage, "Potterton" gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Garage

15' 9" X 11' 7" (4.81m X 3.54m)

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

Please Note

EPC Rating: C . Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps 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.

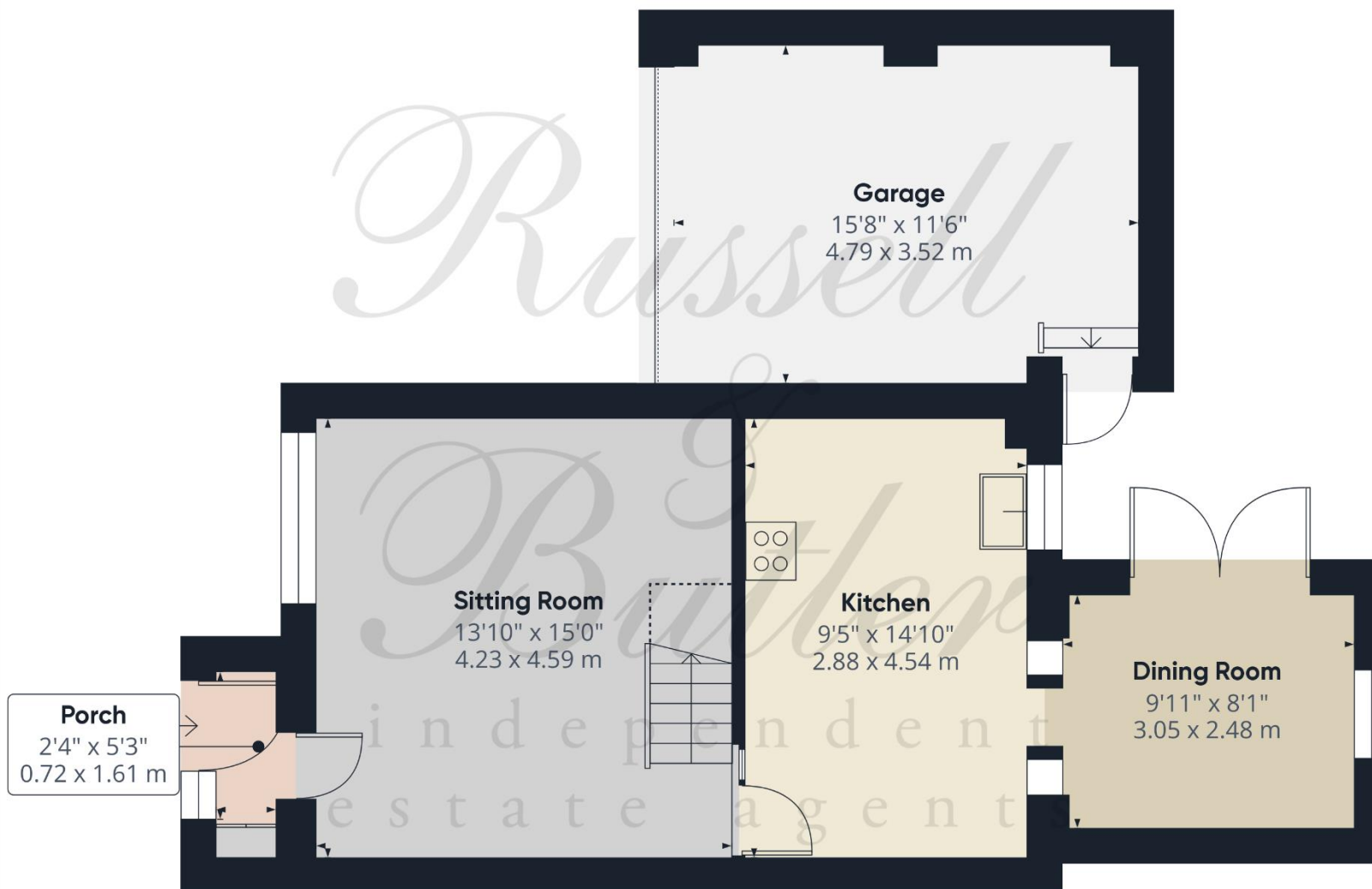


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Approximate total area⁽¹⁾

630.77 ft²

58.6 m²

Reduced headroom

10.53 ft²

0.98 m²

(1) Excluding balconies and terraces

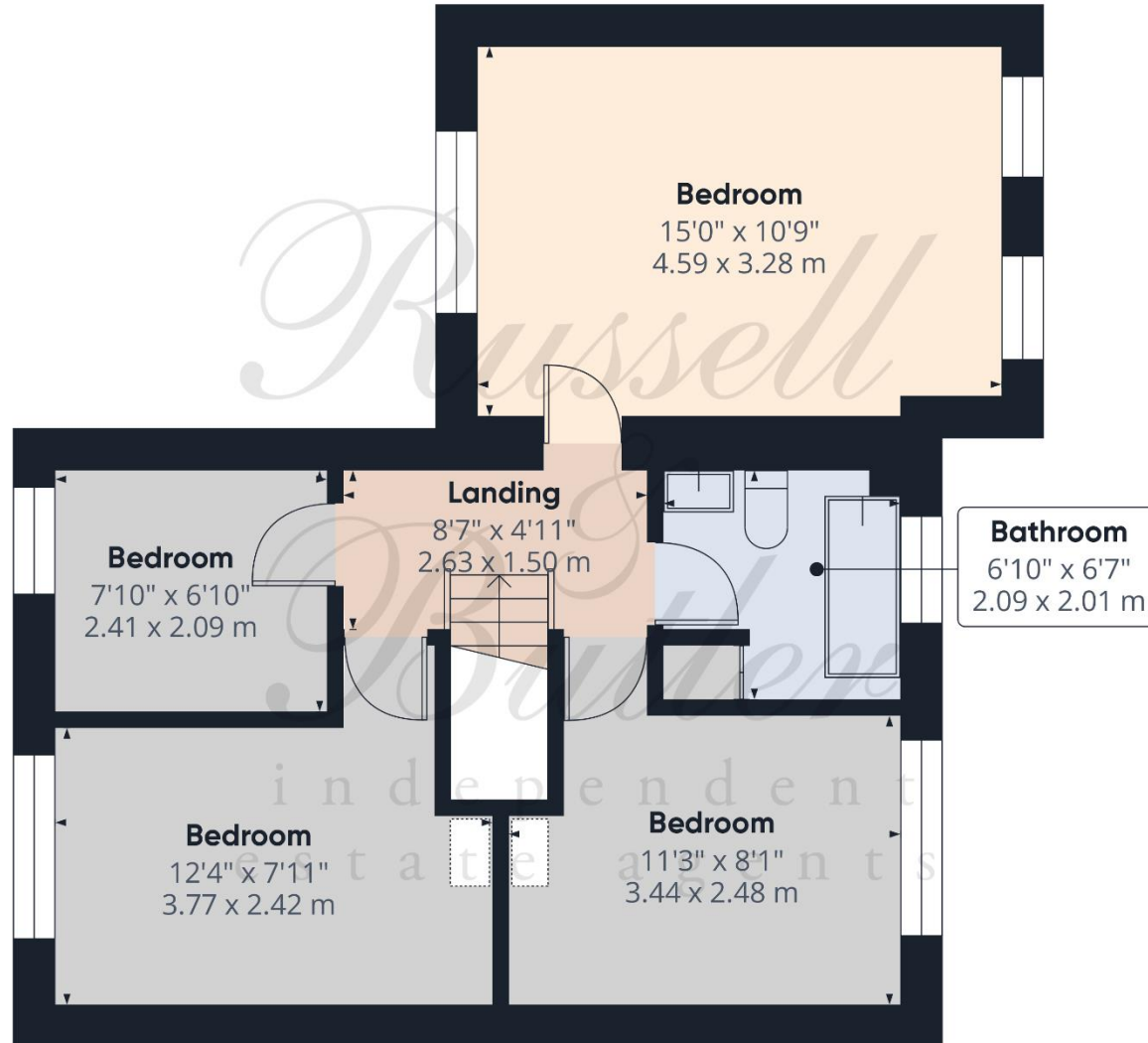
Reduced headroom

..... 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.

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Floor 1

Approximate total area⁽¹⁾

478.68 ft²
44.47 m²

(1) Excluding balconies and terraces

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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.

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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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