

*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](mailto:sales@russellandbutler.com)





# Gilbert Scott Gardens, Gawcott, MK18 4JQ

Asking Price £259,995 Freehold

A spacious three bed three storey house situated in this popular village not far from Buckingham. The property has the advantages of: Gas to radiator central heating, UPVC double glazing, cloakroom and allocated parking. The accommodation comprises: Entrance hall, cloakroom, open plan kitchen/dining/sitting room, Three bedrooms, bathroom and allocated parking. NB THIS PROPERTY DOES NOT HAVE A GARDEN. Council Tax Band C. Energy rating C.



**Entrance Hall**

Stairs rising to first floor, radiator, central heating thermostat.

**Cloakroom**

White suite of low level w/c, pedestal wash hand basin, ceramic tiles to sensitive areas, radiator, wood laminate floor, Upvc double glazed window to front aspect.

**Lounge/Diner/Kitchen**

*16' 10" X 14' 6" (5.14m X 4.42m)*

Open plan living with Upvc double glazed French doors and window to front aspect, radiator, tv and telephone point, understairs storage cupboard, open to:

**Kitchen Area**

Fitted to comprise inset one and a quarter stainless steel sink unit, mono bloc mixer tap, with a fitted range of wall and base units with work tops over, integrated washing machine, built in gas hob and oven under, space for fridge freezer, inset down lighters, wood laminate flooring.

**First Floor Landing**

Stairs rising to second floor, radiator.

**Bedroom Two**

*11' 1" X 10' 4" (3.39m X 3.15m)*

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

**Bedroom Three**

*6' 10" X 10' 4" (2.10m X 3.15m)*

Upvc double glazed window to front aspect, radiator.

**Family Bathroom**

*7' 2" X 5' 5" (2.20m X 1.67m)*

White suite of panelled bath, pedestal wash hand basin with mixer taps, low level w/c, ceramic tiles to sensitive areas, extractor fan, ceramic tiled floor, light and shower point, inset downlighters.

**Second Floor Landing**

Large storage cupboard with wall mounted gas fired boiler serving both domestic hot water and radiator central heating.

**Second Floor Bedroom One**

*12' 4" X 10' 4" (3.77m X 3.15m)*

Spacious bedroom with Upvc double glazed window to front aspect, radiator, eaves storage cupboard.

**Please Note**

Two Allocated Parking Spaces

All mains services connected.

Annual maintenance charge £25 pcm

EPC Rating C. Council Tax Band C.

There is no garden to this property.

**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.

**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.









*Russell  
& Butler*  
independent  
estate agents



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.

**Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)**

