

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
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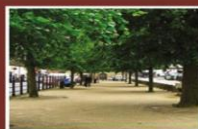


*Russell
&
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Fishers Field, Buckingham, MK18 1SF

Asking Price £399,995.00 Freehold

Situated in an enviable location overlooking the River Great Ouse this four bedroom property situated at the end of a cul de sac offers gas to radiator central heating, UPVC double glazing, a lovely re-fitted kitchen, two bath/shower rooms, three reception rooms and a garage. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen, breakfast room, bedroom one with en-suite shower, three further bedrooms, family bathroom, garage, parking and gardens to front and rear. Council Tax Band D. Energy rating awaited.



Entrance Upvc double glazed entrance door to:	Bedroom Three Radiator, Upvc double glazed window to rear aspect with river view.
Entrance Hall Radiator, wood laminate flooring, stairs rising to first floor, built in storage cupboards.	Bedroom Four <i>8' 11" X 5' 8"</i> (2.74m x 1.74m to front of wardrobes) Radiator, range of built in wardrobes, Upvc double glazed window to front aspect.
Cloakroom White suite of pedestal wash hand basin, low flush ceramic tiling to splash areas, wood laminate flooring, radiator, Upvc double glazed window to front aspect.	Family Bathroom <i>8' 1" X 4' 5"</i> (2.48m X 1.36m) White suite of panel bath with mixer tap and shower attachment, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, extractor fan.
Sitting Room <i>15' 2" X 13' 0"</i> (4.64m X 3.97m) Ornamental Adam style fireplace, double radiator, wood laminate flooring, two Upvc double glazed windows to front aspect.	Front Garden Laid to lawn with flower and shrub bed, privet hedge, tarmac drive to attached garage.
Dining Room <i>10' 0" X 10' 0"</i> (3.05m X 3.05m) Double radiator, Upvc double glazed sliding patio doors to rear garden.	Garage Up and over door, power and light connected.
Kitchen <i>9' 11" X 8' 11"</i> (3.03m X 2.72m) Re-fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring ceramic hob with extractor fan over, split level electric oven and microwave, plumbing for automatic washing machine and dishwasher, double radiator, cupboard housing "Worcester" gas fired boiler supplying both central heating and domestic hot water, Upvc double glazed window to rear aspect.	Rear Garden Gated rear access, laid to lawn with flower and shrub beds and borders, pond, paved patio, fully enclosed by timber fencing.
Breakfast Room <i>10' 11" X 8' 9"</i> (3.35m X 2.69m) Double radiator, Upvc double glazed sliding patio doors to rear garden, access to loft space.	Please Note EPC Rating: TBC. Council Tax Band: D.
First Floor Landing Access to loft space.	Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.
Bedroom One <i>11' 5" X 8' 11"</i> (3.5m x 2.74m + Door recess) Radiator, Upvc double glazed window to front aspect.	Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.
En-Suite Refitted white suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator, extractor fan, shaver point.	BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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).

Bedroom Two <i>11' 1" X 9' 6"</i> (3.38m X 2.92m) Radiator, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, Upvc double glazed window to front aspect over river.

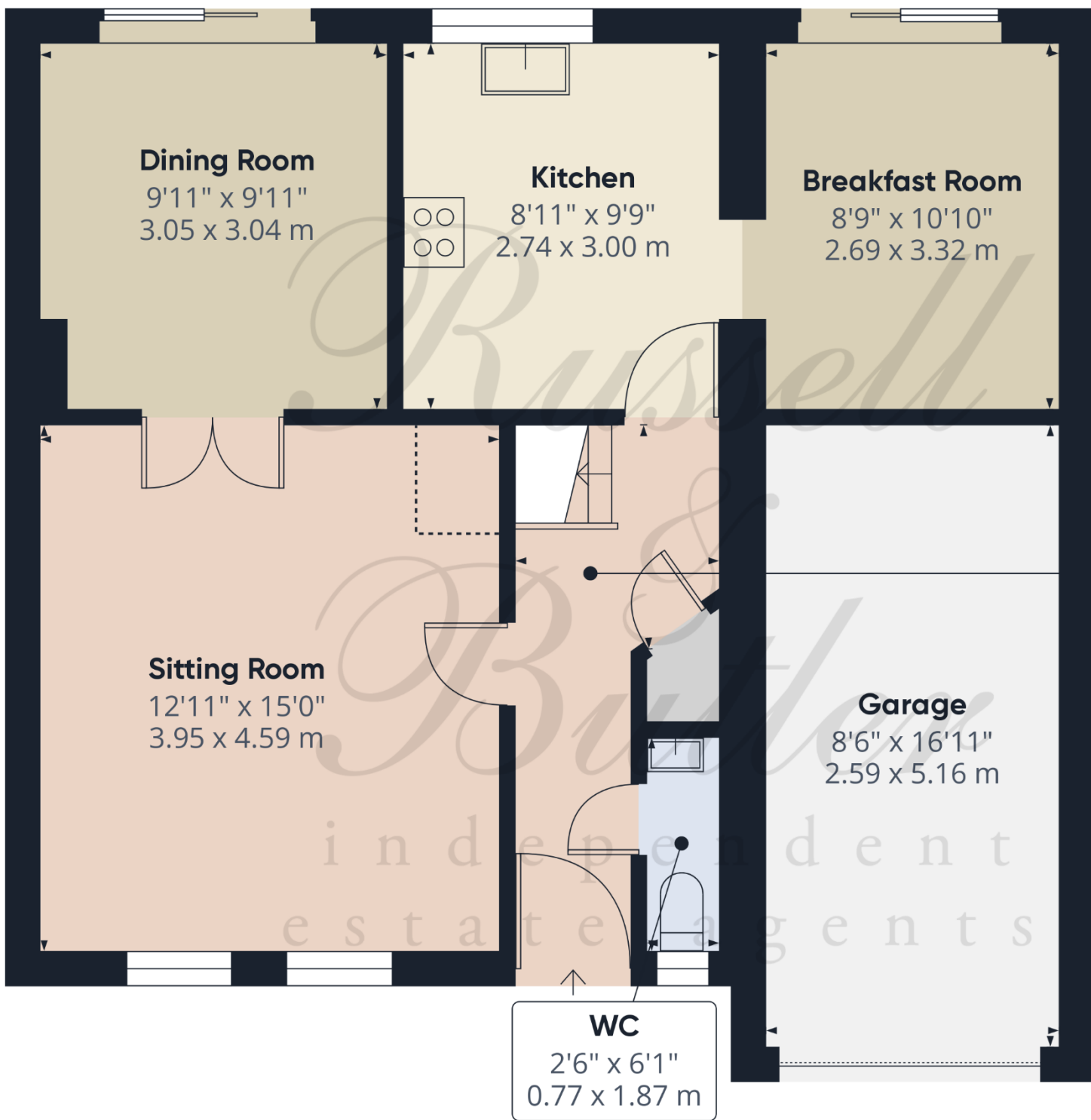
Mortgage Advice If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume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







Floor 0

Approximate total area⁽¹⁾

715.25 ft²

66.45 m²

Reduced headroom

7.23 ft²

0.67 m²

(1) Excluding balconies and terraces

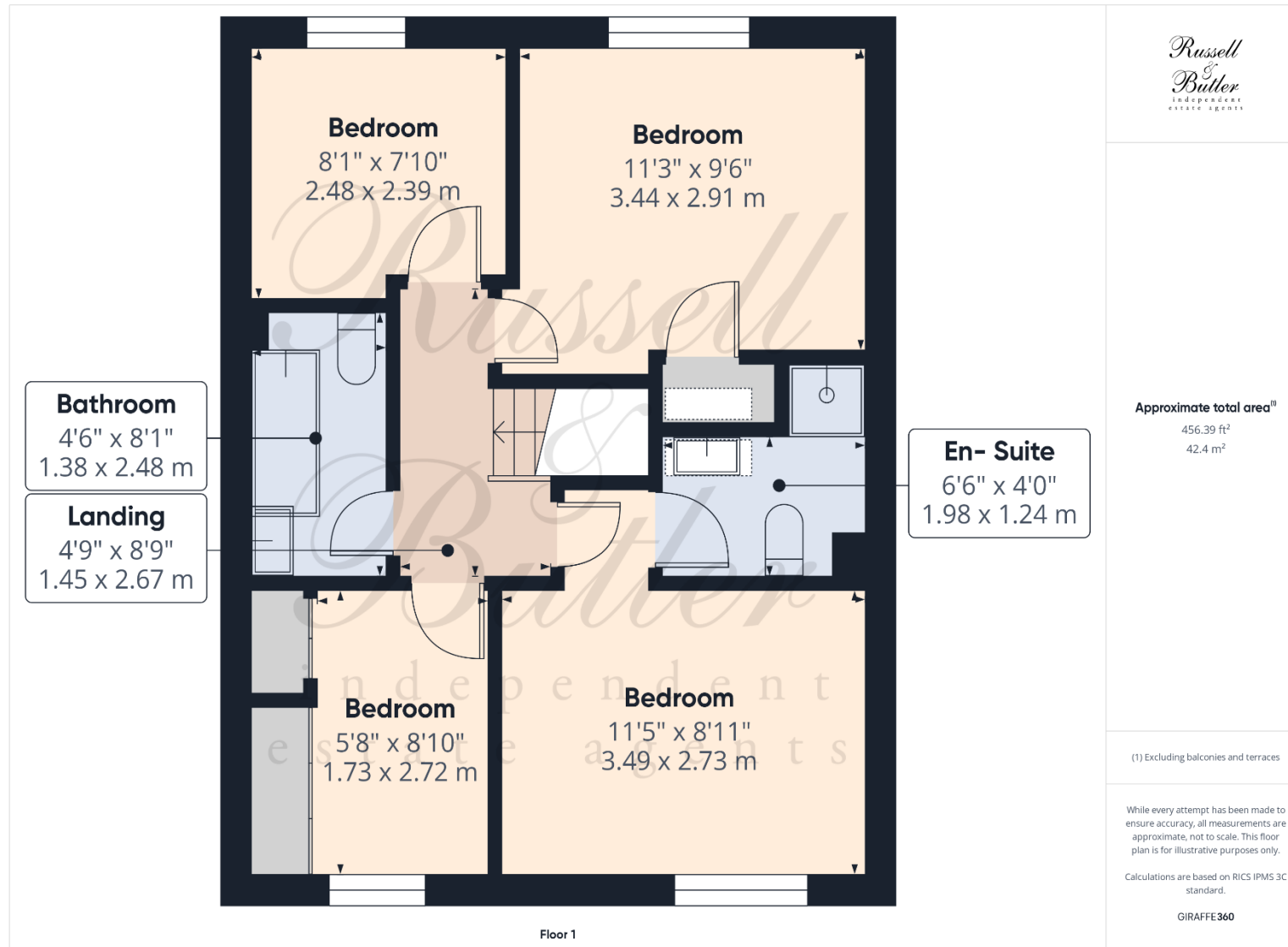
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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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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