

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

Overn Avenue, Buckingham, MK18 1LT
Asking Price £365,000 Freehold

An extended four-bedroom, semidetached family home in Buckingham offering flexible living accommodation, with a large rear garden and within walking distance to the town centre, and being within catchment for both Buckingham Secondary and Grammar Schools. Accommodation comprises: Entrance porch, entrance hall, dual aspect sitting room, dining room with sliding patio doors onto the rear garden, kitchen/breakfast room, ground floor shower room, first floor landing, bedroom one with en suite shower room, three further bedrooms, and family shower room, front gardens to include off road parking, a single garage and generous size gardens to the rear. EPC Rating D. Council Tax Band C. No Onward Chain.



Entrance
Replacement composite door to entrance hall.

Entrance Porch
Cloaks storage space, part glazed door to entrance hall.

Entrance Hall
9' 5" X 6' 6" (2.88m X 1.99m)
Stairs rising to first floor, radiator, Upvc double glazed window to side aspect.

Ground Floor Shower Room
6' 9" X 5' 2" (2.06m X 1.60m)
White suite of fully tiled shower cubicle with shower as fitted, wall mounted wash hand basin, low flush wc, Upvc double glazed window to side aspect, radiator, ceramic tiled floor, ceramic tiling to splash areas.

Sitting Room/ Ground Floor Bedroom Five
14' 7" X 10' 9" (4.46m X 3.29m)
Dual aspect room with Upvc double glazed window to front and rear aspects, radiator.

Dining Room
11' 5" X 9' 11" (3.48m X 3.04m)
Upvc double glazed sliding doors to patio and rear garden, cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating, storage cupboard, radiator, Karndean Wood Effect flooring.

Kitchen/Breakfast
22' 3" X 10' 9" (6.80m X 3.28m)
Fitted to comprise inset stainless steel steel sink unit with mono bloc mixer taps, cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, space for range cooker, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, two Upvc double glazed windows to front and rear aspects, inset downlighting, ceramic tiled floor, double glazed door to rear garden.

Bedroom One
12' 2" X 10' 9" (3.72m X 3.30m)
Upvc double glazed window to rear aspect, radiator.

En-Suite
Suite of fully tiled shower cubicle with shower as fitted, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, radiator.

Bedroom Two
14' 8" X 10' 10" (4.49m X 3.31m)
Upvc double glazed windows to front and rear aspects, radiator.

Bedroom Three
8' 5" X 9' 4" (2.57m X 2.87m)
Upvc double glazed window to rear aspect, radiator.

Bedroom Four
8' 1" X 8' 11" (2.47m X 2.74m)
Upvc double glazed window to front aspect, radiator, over stair storage cupboard.

Family Shower Room
7' 1" X 5' 2" (2.17m X 1.59m)
White suite of fully tiled shower cubicle with shower as fitted, glazed screen, pedestal wash hand basin, low flush wc, Upvc double glazed window to front aspect, ladder towel radiator, Karndean Ceramic Effect flooring.

Front Aspect
Driveway leading to property entrance.

Rear Garden
Generous sized rear garden with paved patio, steps leading to expansive lawn, flower and shrub borders, timber shed, enclosed by fencing.

Garage
20' 2" X 10' 0" (6.15m X 3.05m)
In need of repair.
Light and power connected.

Please Note
Council Tax Band C.
EPC Rating D.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains drainage.
Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard & Ultra Fast broadband available. Offering highest speeds of 1000 Mbps download and 1000 Mbps 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.

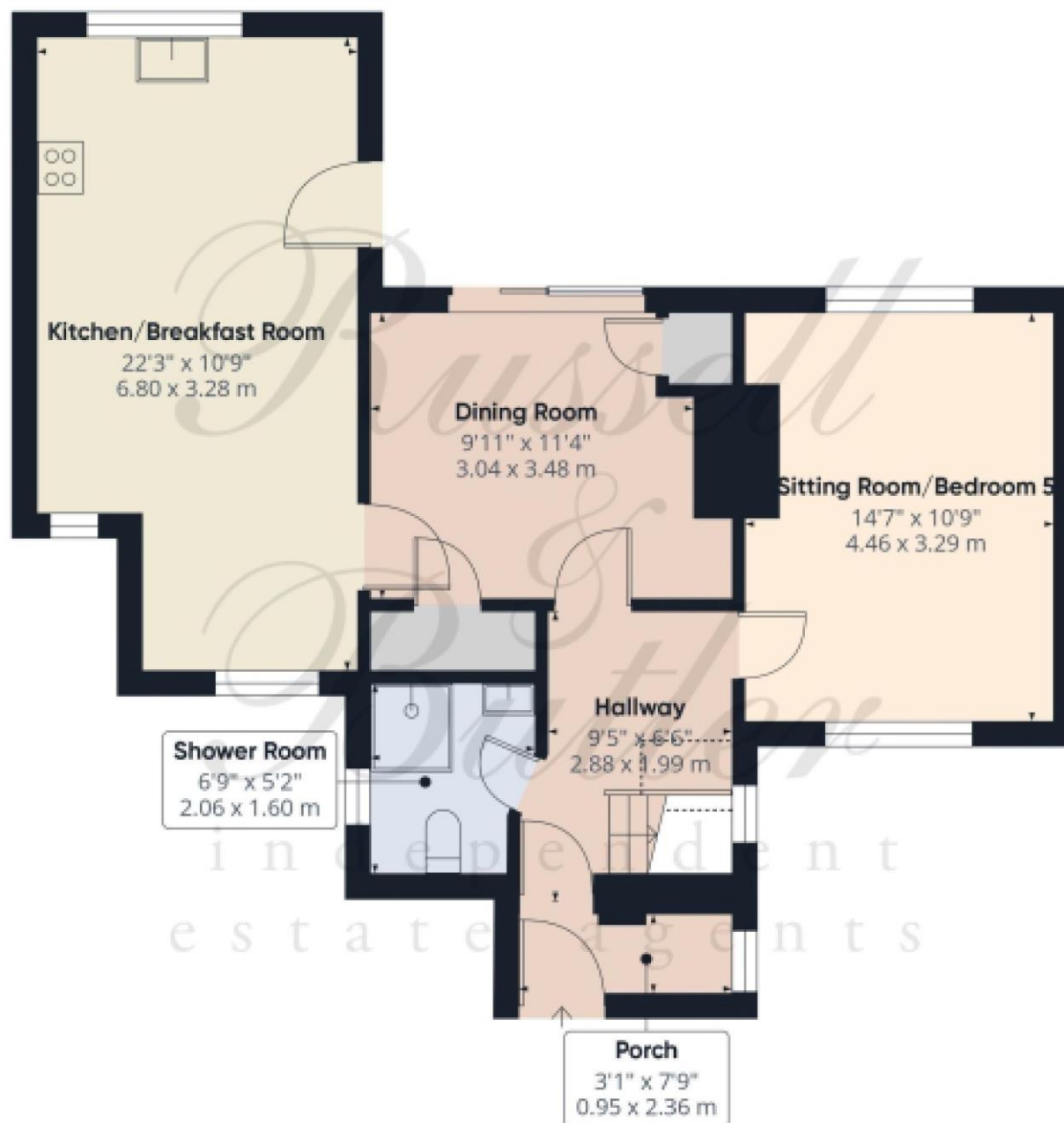
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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 Building 1

Approximate total area*

644 ft²

59.9 m²

Reduced headroom

7 ft²

0.6 m²

(*) Excluding balconies and terraces

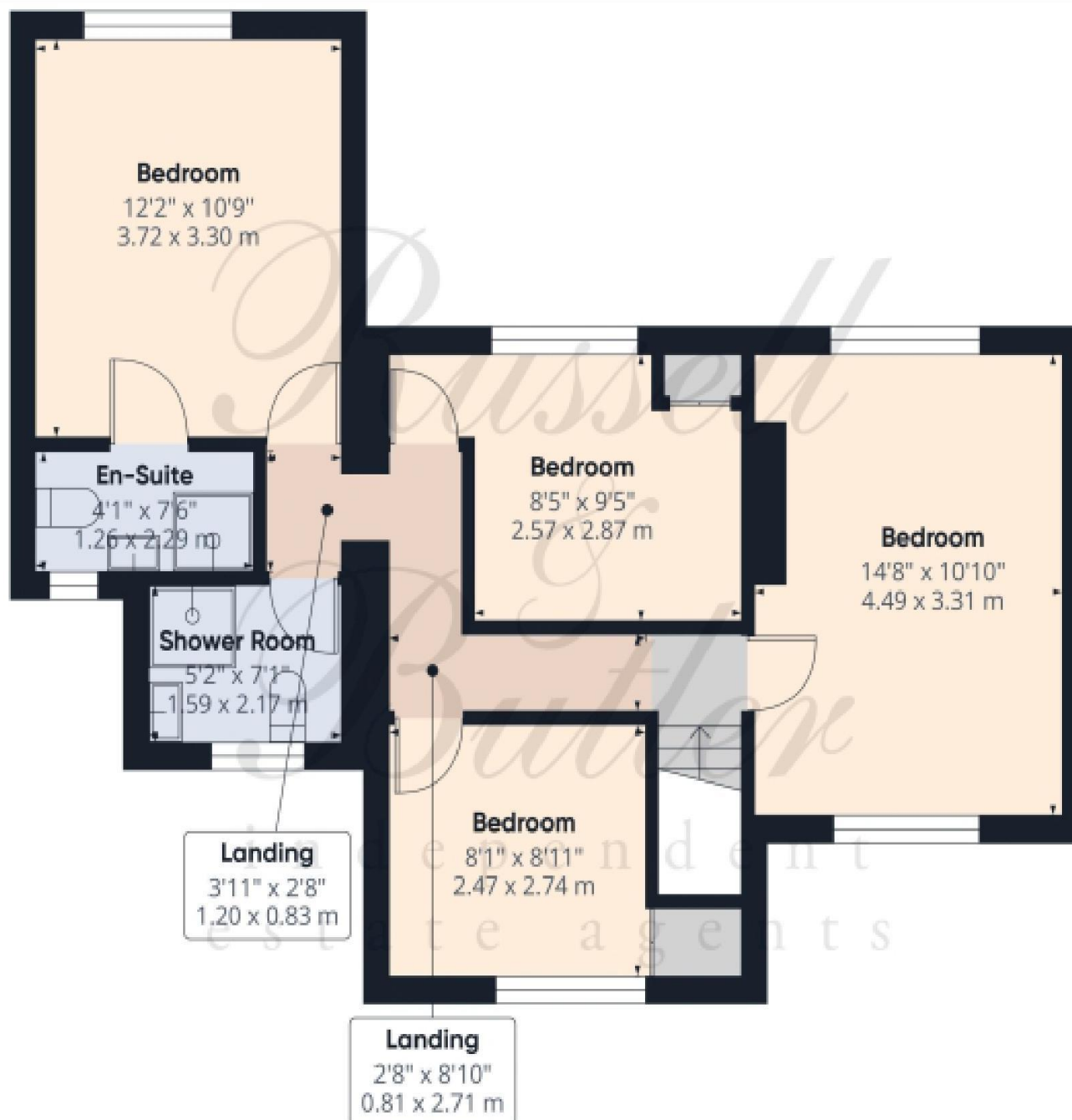
Reduced headroom

----- 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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Approximate total area⁽¹⁾

580 ft²

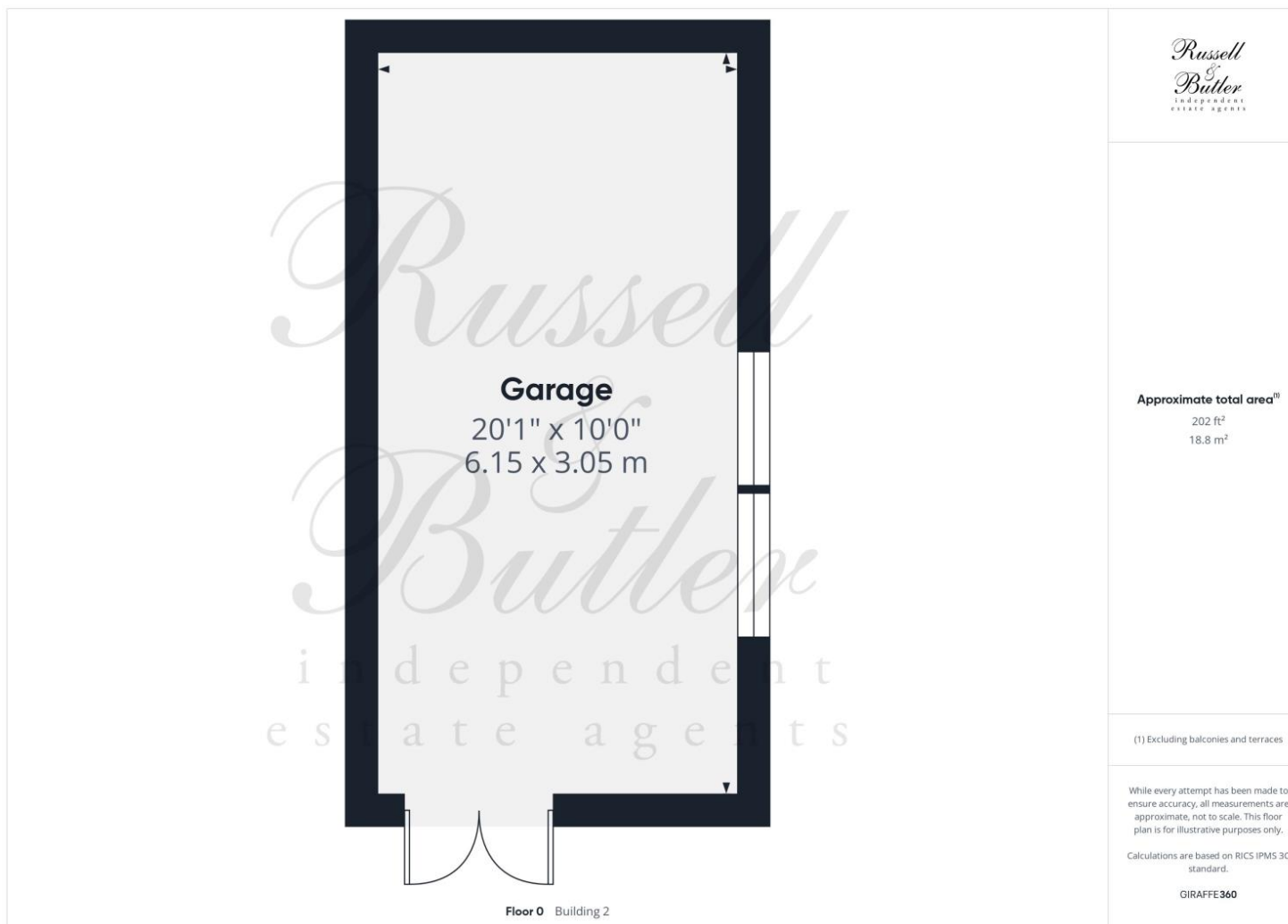
53.8 m²

(1) Excluding balconies and terraces

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GRAFFI360



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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