

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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Botolph Mews, Buckingham, MK18 1YU
Fixed Price £300,000.00 Freehold

A very well presented two double bedroom semi detached home located on the St Rumbold's development benefitting from a double length driveway to the side and a good size landscaped rear garden. The property would make an ideal first buy or buy to let investment and benefits further from being within catchment for the Royal Latin Grammar School. The accommodation fully comprises: Entrance hall, cloakroom, kitchen with integrated appliances, lounge/diner with French patio doors leading out to the fully enclosed rear garden with patio areas. On the first floor; landing, two double bedrooms and the family bathroom. EPC rating B. Freehold. Council tax band C. Annual maintenance charge is approx. £342 per annum.



Entrance

Door to:

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

White suite of low level wc, wall mounted wash hand basin, half height ceramic tiling to walls, radiator, Upvc double glazed window to side aspect, extractor fan.

Lounge/Diner

13' 1" X 12' 8" (4.00m X 3.88m)

Radiator, large under stairs storage cupboard, Upvc double glazed French doors to patio and rear garden.

Kitchen

10' 1" X 5' 10" (3.08m X 1.78m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawers and base units, work tops over, integrated fridge freezer, integrated washing machine and integrated dishwasher, built in electric oven with gas hob over, cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating, Upvc double glazed window to front aspect.

Bedroom One

8' 4" X 12' 9" (2.56m X 3.90m)

Two Upvc double glazed windows to rear aspect, radiator.

Bedroom Two

8' 3" X 12' 7" (2.52m X 3.84m)

Two Upvc double glazed windows to front aspect, radiator, over stairs storage cupboard.

Family Bathroom

6' 2" X 5' 10" (1.88m X 1.78m)

White suite of panel bath with separate shower over, glazed screen, low level wc, pedestal wash hand basin, ceramic tiling to walls, ladder/heater towel rail, extractor fan.

Front Garden

Enclosed by hedging, pathway to property entrance, double length driveway to side, gated access to rear garden.

Rear Garden

A good sized rear garden which has been landscaped to provide paved patio and pathway, leading to a further patio entertaining area with timber shed with light and power, laid to lawn, enclosed by panel fencing.

Please Note

Council Tax Band C.

EPC Rating B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains drainage.

Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra Fast broadband available. Offering highest speeds of 1800 Mbps download and 220 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.

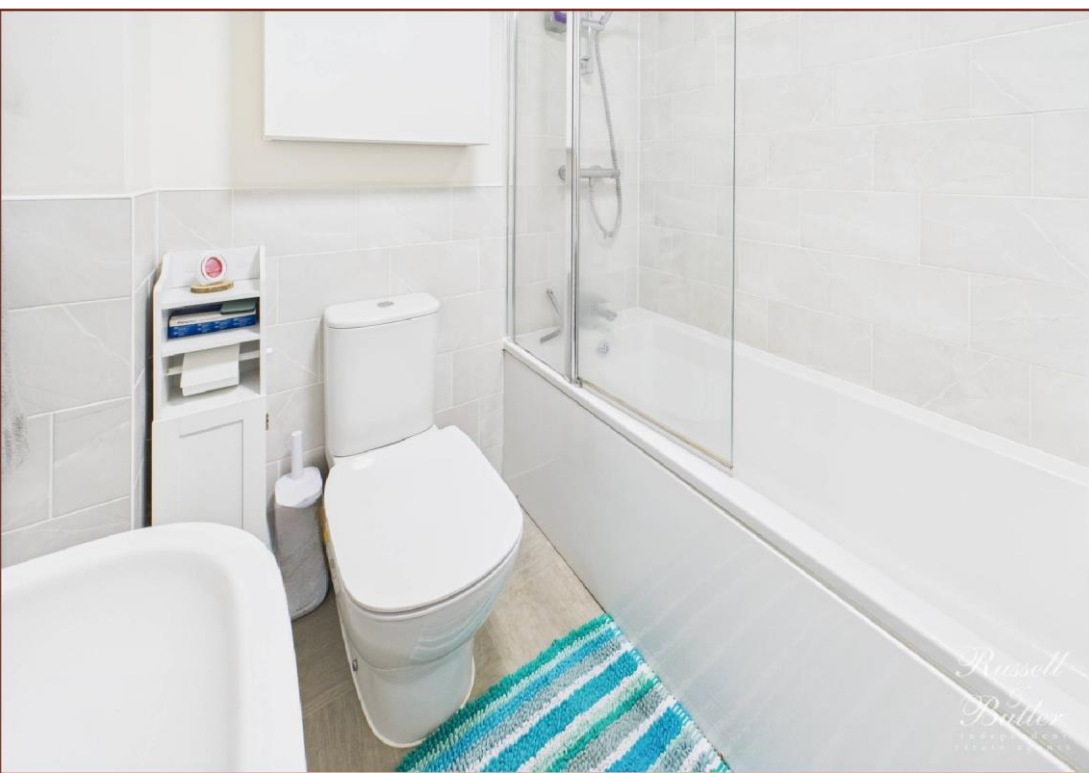
Mortgage Advice

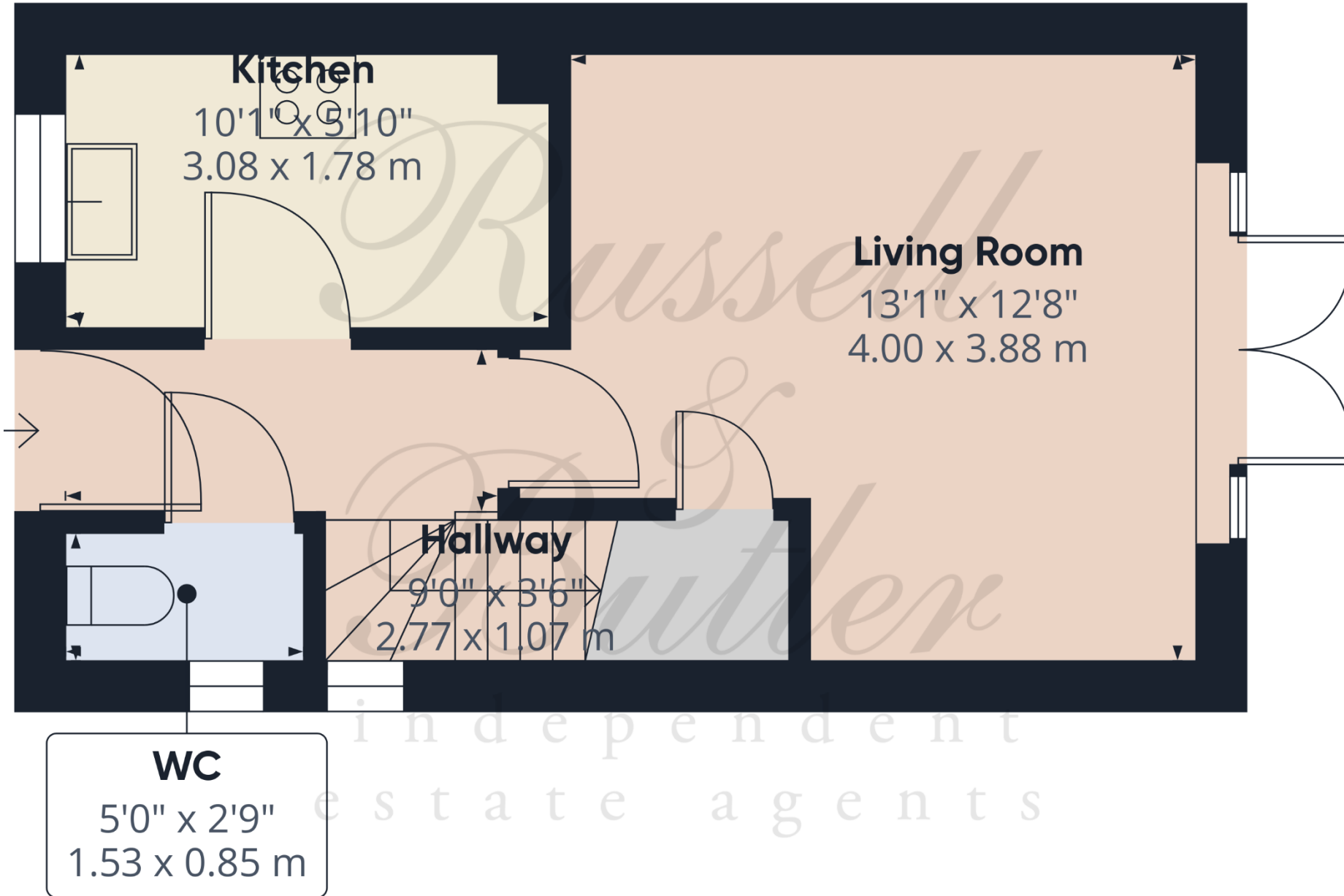
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





Russell
Butler
Independent
Estate Agents





Approximate total area⁽¹⁾

297 ft²

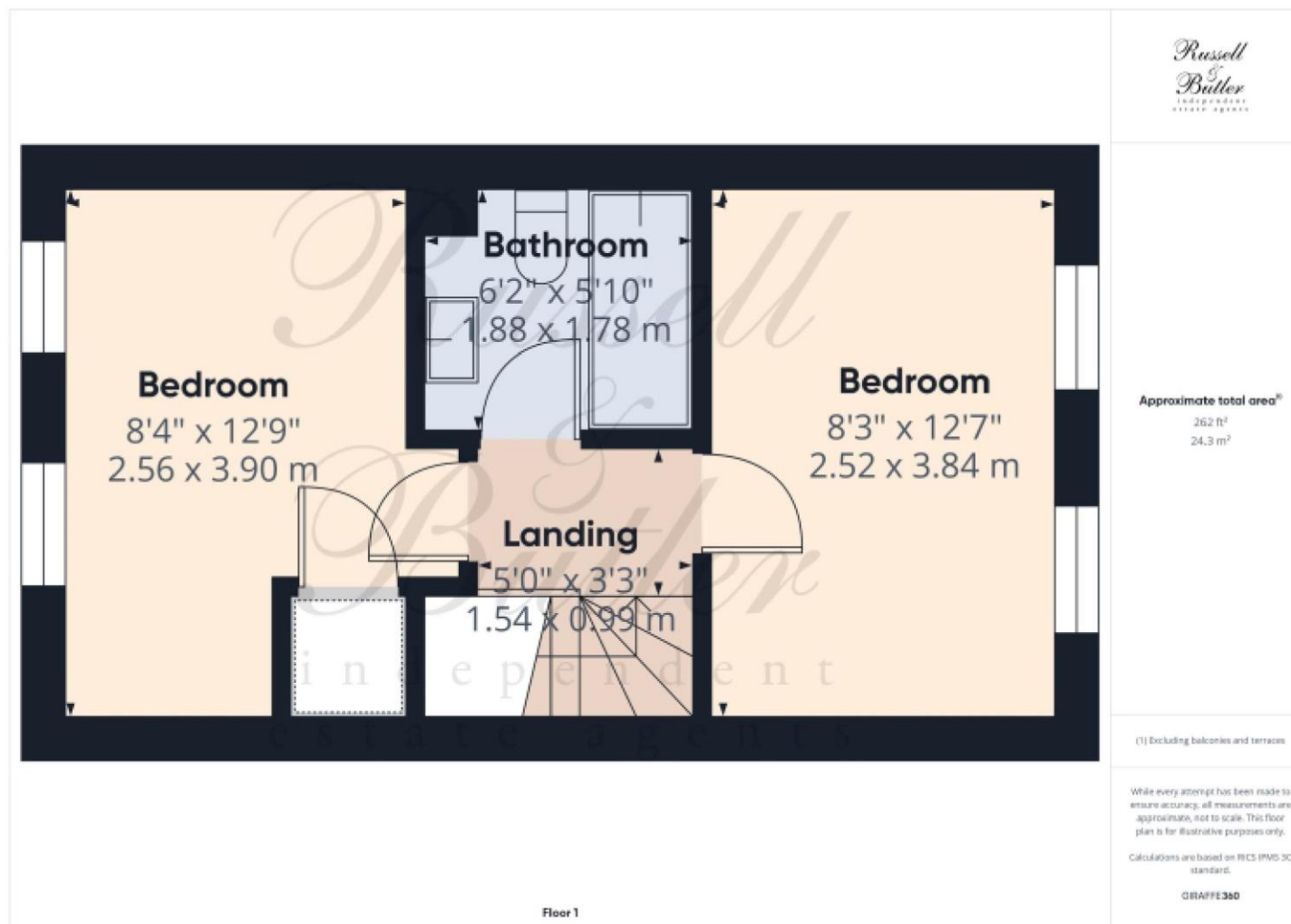
27.6 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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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