

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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Dove Close, Buckingham, MK18 7EJ

Asking Price £339,995 Freehold

A well positioned three bedroom semi detached family home situated on the popular Badgers development in Buckingham, within walking distance and catchment for Bourton Meadow Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation fully comprises; Entrance porch, hall, sitting room with doors leading to a good sized kitchen/diner, conservatory, first floor landing, bedroom one with built in wardrobes, two further bedrooms and a bathroom with white suite. The front garden is laid mainly to lawn with a driveway leading to a single garage with light and power and gated access to an enclosed rear garden with paved seating area. EPC Rating TBC. Council tax band C.



Entrance

Door to:

Entrance Porch

Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Sitting Room

12' 5" X 11' 0" (3.8m Max x 3.36m Max)

Upvc double glazed window to front aspect, radiator, double doors to:

Kitchen/Diner

15' 7" X 11' 4" (4.75m Max x 3.47m Max)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, works top over, tiling to splash areas, built in oven and hob, built in dishwasher (not working), space for fridge freezer, built in washing machine, built-in cupboard, door to rear, Upvc double glazed window to rear aspect, radaitor.
Please note built in freezer does not work.

Conservatory

Upvc double glazed, power and light connected.

First Floor Landing

Upvc double glazed window to side aspect, access to loft space, cupboard housing 'Worcester' boiler.

Bedroom One

9' 6" X 8' 6" (2.9m to front of wardrobe x 2.61m + Door recess)

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

Bedroom Two

10' 7" X 7' 9" (3.24m x 2.37m + Door recess)

Upvc double glazed window to front aspect, radiator.

Bedroom Three

7' 7" X 7' 5" (2.32m Max x 2.28m Max)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, wash hand basin with mixer tap, cupboard under, low level wc, Upvc double glazed window to rear aspect, heated towel rail.

Front Garden

Laid to lawn with driveway leading to garage.

Rear Garden

Laid to lawn with patio, gated side access, outside tap.

Garage

18' 7" X 8' 3" (5.68m Max x 2.52m Max)

Power and light connected, up and over door, pedestrian door to garden.

Please Note

EPC Rating: TBC. 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 and Ultra fast broadband available. Offering highest speeds of 1000Mbps 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

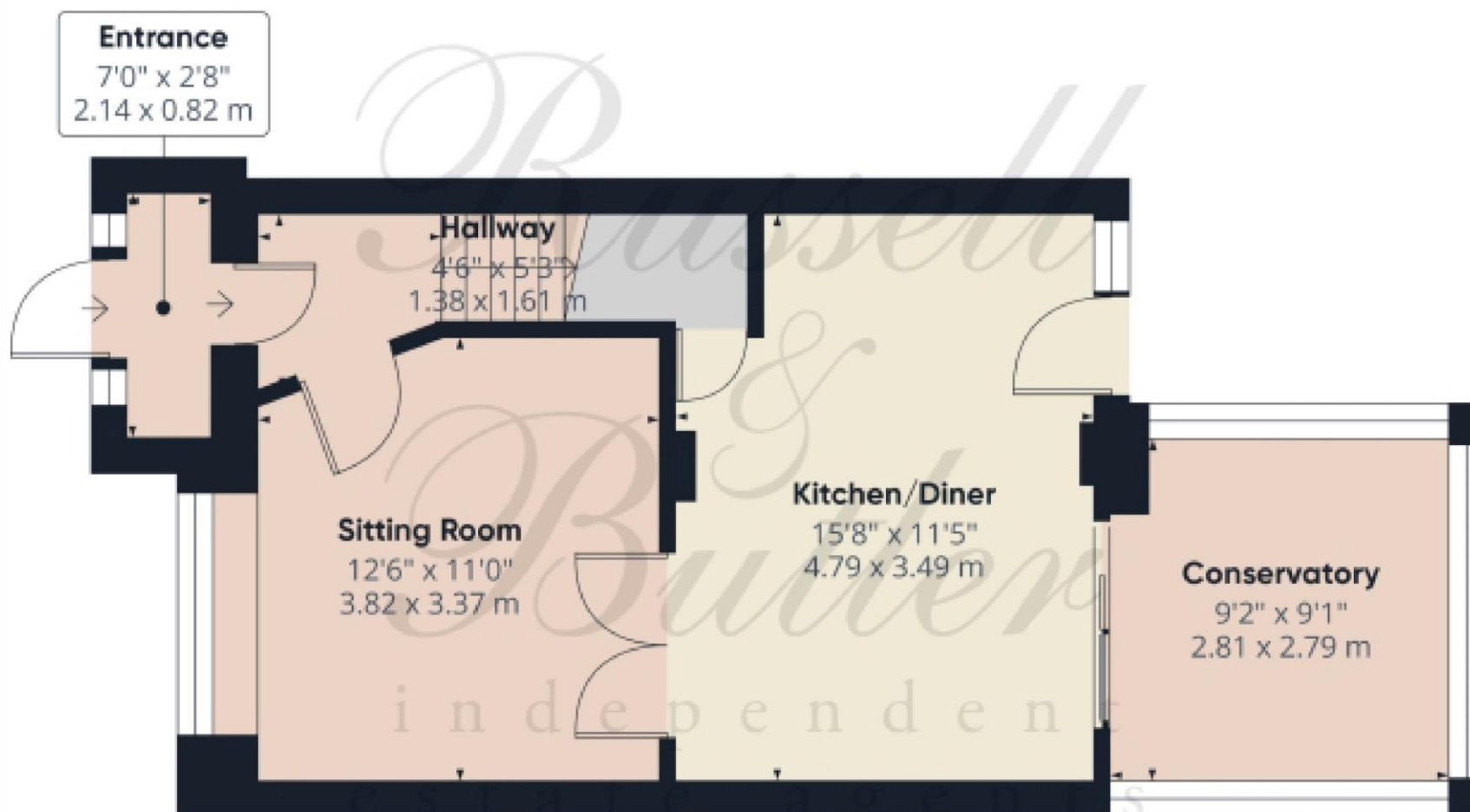
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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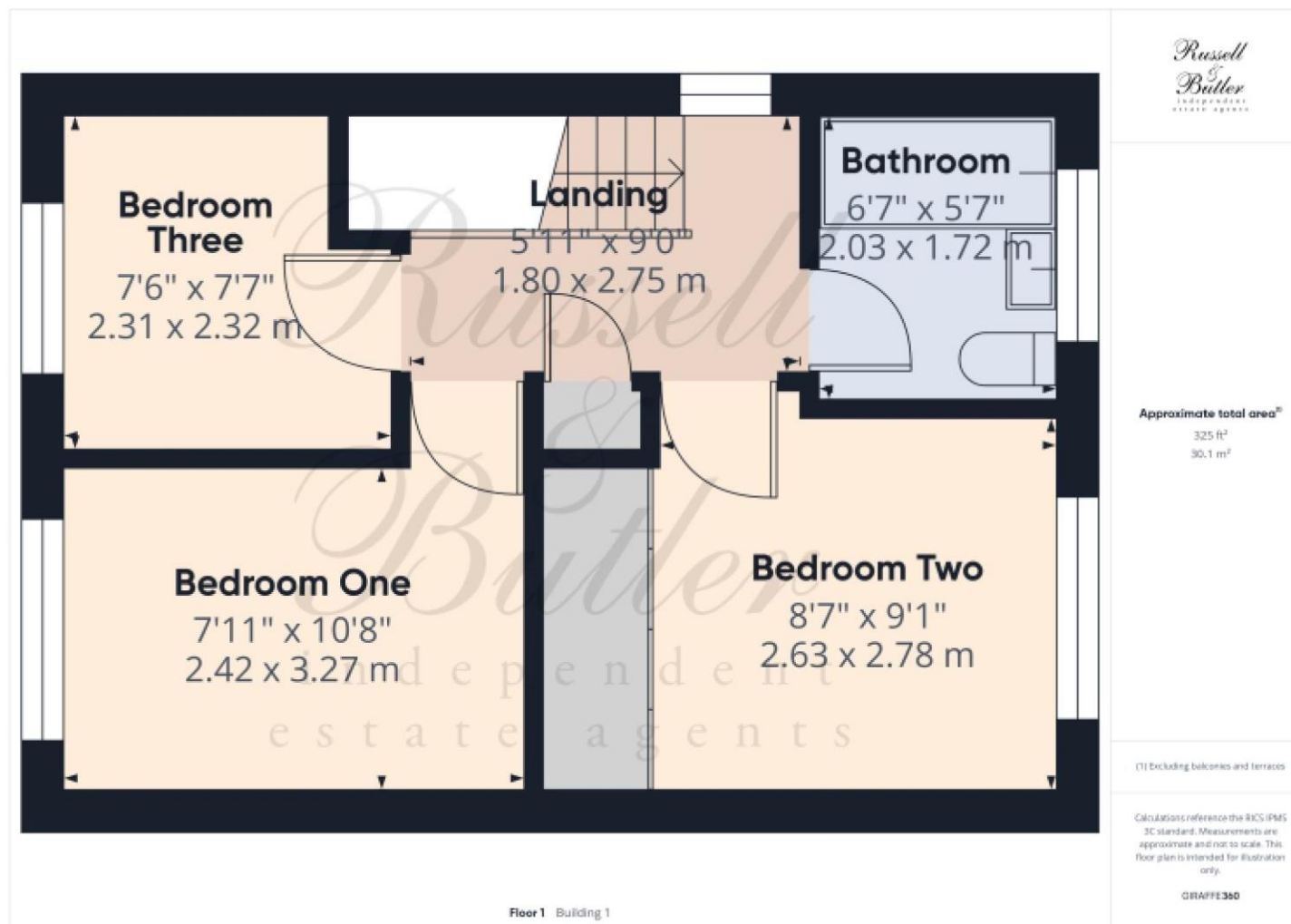
Approximate total area⁽¹⁾

459 ft²
42.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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