

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

Ford Street, Buckingham, MK18 1AG

Asking Price £285,000

A good sized and very well presented two bedroom property situated within walking distance of Buckingham town. The property benefits from under floor heating throughout, a high specification kitchen with granite work surfaces and various integrated appliances, exposed beams, solid oak staircase, Juliet balcony and electric velux windows to the first floor. The accommodation fully comprises: Open plan living with stairs rising to the first floor landing, two good sized bedrooms and bathroom with bath and separate shower. To the outside there is a cobbled garden and a good sized brick built store. Freehold. EPC rating C. Council Tax Band A. NO UPPER CHAIN.



Entrance

Door to:

Open Plan Living Space

7.52m MAX X 3.47m MAX.

Kitchen Area

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, granite work tops over, integrated oven and hob, extractor hood over, granite splash back, integrated fridge, integrated freezer, integrated washer/dryer, "copper honed slate" flooring, double glazed window to front aspect, cupboard housing "glowworm" boiler, exposed oak beams, LED spotlights, solid oak stair case rising to first floor, water underfloor heating.

Living Area

Stable door to rear, exposed oak beam, LED spotlights, "Copper honed slate" flooring, water underfloor heating.

First Floor Landing

Electric Velux window, exposed beams, water underfloor heating.

Bedroom One

2.44m x 3.38m

Electric Velux window, exposed beams, LED spotlights, window to side aspect, water underfloor heating.

Bedroom Two

3.48m Max x 2.48m Max

Stable door to Juliet balcony, exposed beams, electric Velux window, LED spotlights, water underfloor heating.

Bathroom

White suite of bath with mixer tap and shower attachment, wash basin with mixer tap, low level wc, walk in shower, travertine tiling to splash areas, electric Velux window, shaver point, water underfloor heating, LED spotlights, extractor fan.

Outside

Garden

Cobbled garden space.

Brick Built Store

Useful outside storage space.

Please note no power connected.

Please Note

Please note shared access to rear.

Please note some restricted head room.

Please note water ingress occurred in the property on the ground level in December 2020 and November 2024, please speak to a member of the sales team if you have any questions.

All mains services are connected.

EPC Rating: C.

Council Tax Band: A.

Construction type: Standard.

Electricity supply: Mains.

Gas supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

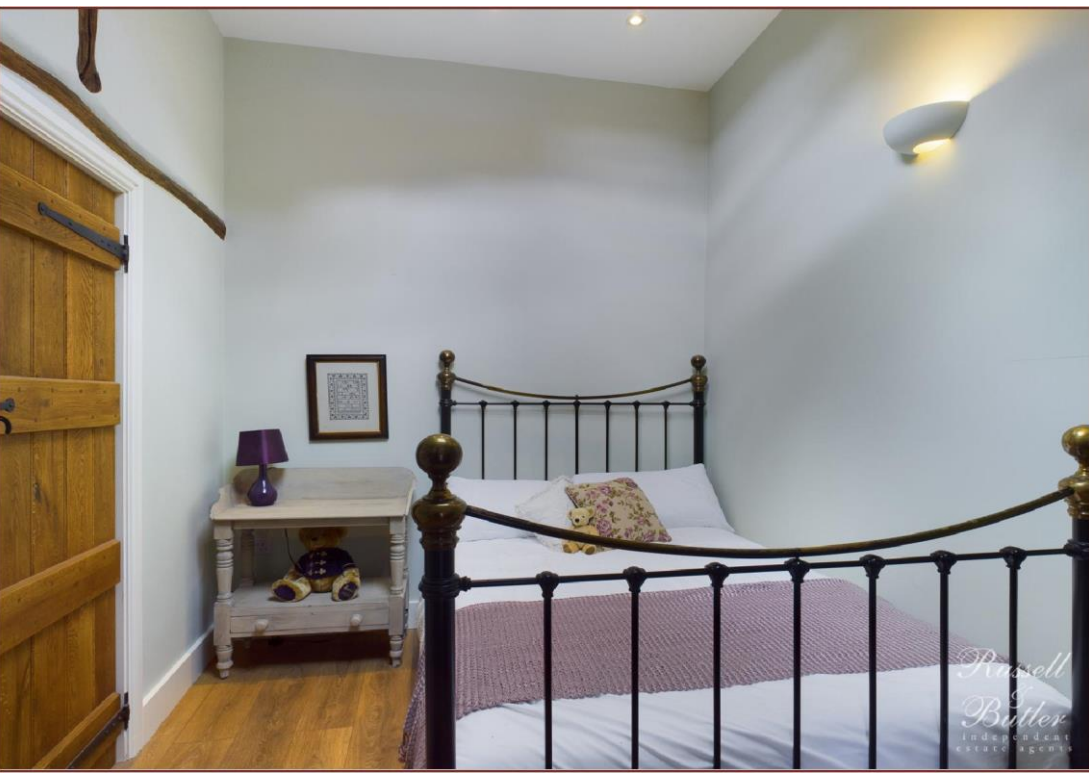
BROADBAND/MOBILE COVERAGE: Standard, superfast and ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: No allocated 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

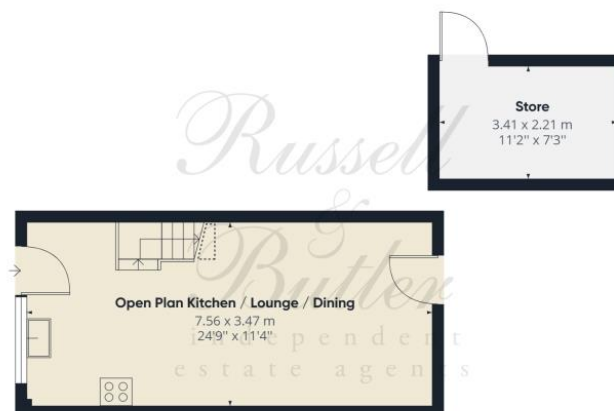
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they 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



Floor 1 Building 1

Approximate total area⁽¹⁾

615.82 ft²

57.21 m²

Reduced headroom

3.55 ft²

0.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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