

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 1LG

Asking Price £365,000 Freehold

For sale with no upper chain a good sized three to four bedroom property offering loads of potential throughout. The property is in need of updates but benefits from flexible accommodation, a large rear garden, garage, driveway parking and three bathrooms. The current owner extended the property to provide a further bedroom and bathroom to the ground floor and a further room to the first floor with shower room providing flexible living accommodation. The accommodation fully comprises: Entrance porch, hallway, sitting room with doors leading out to the rear garden, kitchen open through to the dining/family room leading to a further room which could be used as a bedroom, playroom or home office and bathroom. To the first floor; landing, main bedroom, bedroom two leading to a further room which could be used as a bedroom, dressing room or office space, shower room, bedroom three and family bathroom. To the outside both front & rear gardens, gated side access leading to the garage and rear garden. EPC rating D. Council Tax Band C.



Entrance

Door to:

Entrance Porch

Door to:

Entrance Hall

Radiator, stairs rising to first floor.

Sitting Room

13' 10" X 11' 6" (4.24m to rear of brick fireplace x 3.53m Max)

Upvc double glazed French doors to rear aspect, radiator.

Kitchen

9' 11" X 9' 1" (3.04m + door recess x 2.77m)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, space for white goods, 'Ideal' Gas fired boiler supplying both domestic hot water and gas to radiator central heating, built in storage, Upvc double glazed window to front aspect, open through to:

Dining/Family Room

10' 6" X 8' 6" (3.22m X 2.60m)

Upvc double glazed door to rear aspect, radiator.

Study/Playroom

12' 0" X 7' 10" (3.68m Max + Recess x 2.39m Max)

Offering a variety of further uses, double glazed window to rear aspect, radiator, stairs rising to first floor, under stairs storage.

Downstairs Bathroom

Walk in bath, pedestal wash hand basin, low level wc, tiling to splash areas, double glazed window to front aspect.

First Floor Landing

Cupboard housing hot water tank, non-opening window to front aspect, access to loft space.

Bedroom One

13' 11" X 10' 4" (4.25m x 3.16m Max + door recess)

Built in storage, radiator, double glazed window to rear aspect.

Bedroom Two

11' 10" X 10' 7" (3.63m Max x 3.23m Max)

Double glazed window to rear aspect, built-in storage, radiator. (door leads to bedroom four/dressing room).

Bedroom Three

7' 11" X 7' 4" (2.42m + door recess x 2.26m)

Built in storage, radiator, double glazed window to front aspect.

Family Bathroom

White suite of bath with shower attachment, tiling to splash areas, low level wc, pedestal wash hand basin, double glazed window to front aspect

Bedroom Four/Dressing Room

11' 8" X 7' 9" (3.56m Max + Storage x 2.38m Max)

Please note bedroom two leads to this room.

Double glazed window to rear aspect, radiator, stairs to ground level.

Shower Room

Walk in shower, coloured suite of pedestal wash hand basin, low level wc, double glazed window to front aspect, tiling to splash areas.

Outside

Front Aspect

Laid to lawn with driveway, path leading to property entrance, gated side access.

Rear Garden

Gated side access leads to garage and rear garden.

Garage

Double doors to front, window.

Please Note

Garage Roof is Asbestos.

Shared side access with number 23.

EPC Rating: D.

Council Tax Band: C.

Council Tax Band Subject to Potential Change as This Property Has Been Extended in Current Ownership.

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 220Mbps 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

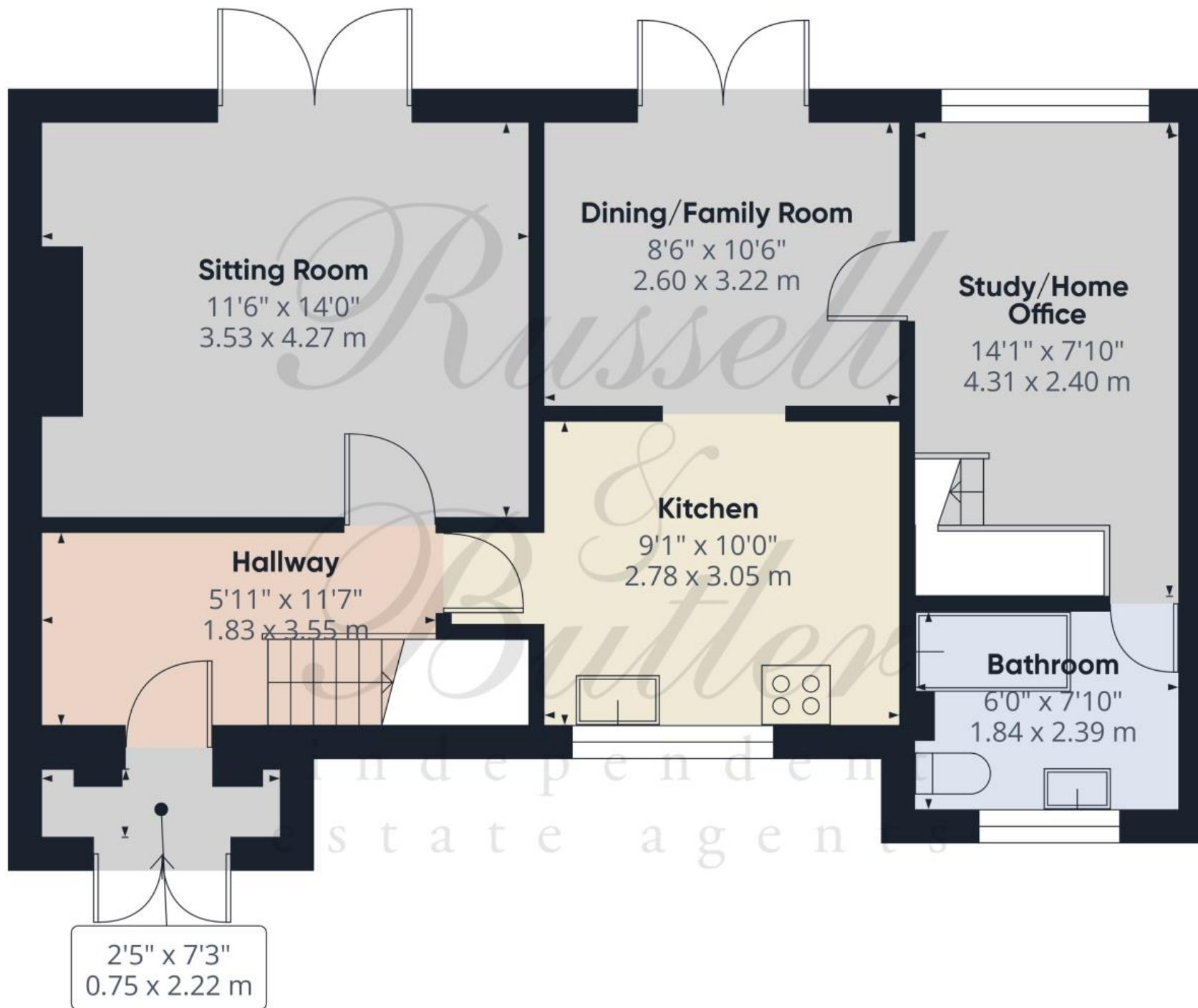
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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







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Floor 0

Approximate total area⁽¹⁾

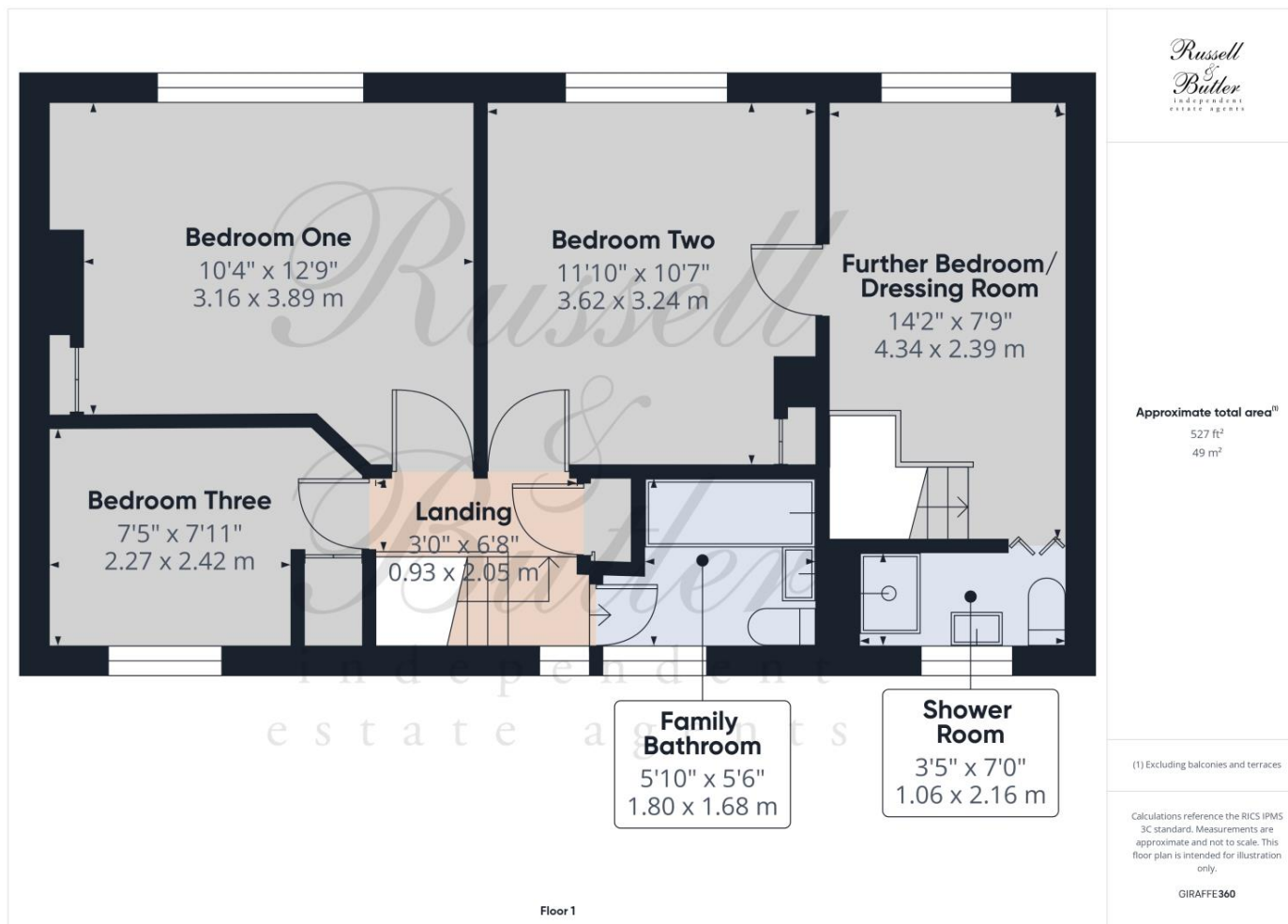
606 ft²

56.3 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.

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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